



CHARLOTTESM



Incentive Based
INCLUSIONARY HOUSING

Citizen Advisory Group Workshop

October 24, 2011

CHARMECK.ORG

Meeting Agenda

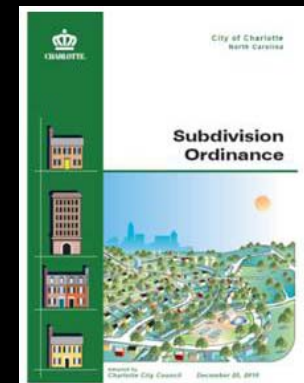
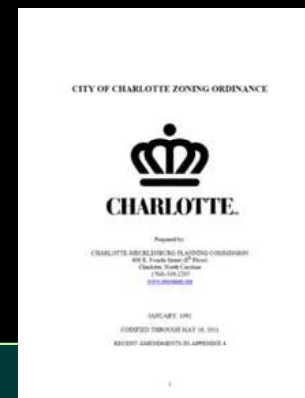
- **Welcome / Introductions**
- Objectives
- **Strategy/Criteria**
- Scenarios
- **Discussion**
- Next Steps / Adjourn





1. Develop a voluntary single family and multi-family zoning density bonus program

- A density bonus allows for an increase in the number of dwelling units permitted over the otherwise maximum allowable density under the existing zoning district
- Current regulations allow for density bonuses in:
 - MX Districts (MX-1, MX-2, MX-3)
 - Swim Buffers
 - Residential Tree Save Ordinance



Density Bonus Goals

- Increase number of affordable units
- Assurances affordable units are built
- Administration and tracking
- Architectural consistency
- Dispersal within development





Draft 2 Staff Recommendation Location and Density

Density Bonus Recommendation

- ~~o Allow one (1) unit above base density for all single family districts~~
- o Within geographies that have a median home value of (\$153,000*) or greater:
 - Allow two (2) units above the base density for applicable single family districts (80% AMI)
 - Allow three (3) units above the base density for applicable single family districts (60% AMI)
 - To qualify for 3 DUA increase, all affordable units must serve 60% AMI

* Median Home Value Source: American Community Survey, 2005-09



Staff Draft 2 Recommendation Program Eligibility

Eligibility Requirements

- Min. 50% of additional units allowed by the density bonus must be affordable
- Affordable is defined currently as:
 - \$126,000, the maximum home price a family of four (4) can afford to pay at or below 60% (\$40,500) of Area Median Income (AMI)
 - \$168,000, the maximum home price a family of four (4) can afford to pay at or below 80% (\$54,000) of Area Median Income (AMI).
- Number of affordable units not to exceed 25% of total housing units in the development



Draft 2 Staff Recommendation Design Guidelines

Reduced Yards

- Front Setbacks: 20' for front loaded garages; 15' for all other lots
- Rear Yards: 30' for internal lots; rear yards along the outer boundary of a project must comply with the zoning district requirement

Reduced Lot Sizes and Lot Widths

- Apply the cluster provision for lot size and lot width of the zoning category
- If a minimum of 10% is applied to common open space, cluster provisions for the next higher zoning category may be utilized. Perimeter lots that abut **or are across a local residential street from** other single family zoned properties shall meet the underlying zoning cluster provisions. **A minimum 20' wide tree save area within common open space may be utilized to eliminate this requirement for perimeter lots that abut other single family zoned properties.**



CITY OF CHARLOTTE

Draft 2 Density Bonus Development Standards

10 acre R-3 Subdivision
Using Affordable Housing
Incentives

Interior Lots (R-4 Cluster)
50' Lot Width
6,000 Sq. Ft. Lot Size
(R-4 Cluster)

Perimeter Lots (R-3 Cluster)
60' Lot Width
8,000 Sq. Ft. Lot Size

Existing R-3
Subdivision

Perimeter lots utilize cluster provisions
for lot width and lot size of the under-
lying zoning category. Rear yards
along outer boundary must comply
with underlying zoning.

UNDEVELOPED
R-3 Zoning

UNDEVELOPED
R-3 Zoning

Interior lots can utilize cluster provisions
for lot width and lot size of the next
higher zoning category.

Affordable Housing
Development
Continues

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Draft 2 Staff Recommendation Development Standards

Design Guidelines

- Units must externally blend in architecturally with other units to include materials and style (such as roof pitches, foundations, window treatment)
- Affordable units must be dispersed within the development
- Perimeter of development must reflect the character of adjacent neighborhoods based on Zoning





CITY OF CHARLOTTE

Draft Density Bonus Scenario

Architectural Design Standards



- Building material
- Roof pitch
- Window type
- Foundation

All Lots – >10,000 sq. ft.

1" = 100'

No. 1

1 DUA Increase

56 acres

10% Tree Save – minimum

5.6 ac.

3 DUA = 168 units per acre

R4 Cluster = 220 lots (3.9

DUA)

Exterior Lots – 8,000 sq. ft.

Interior Lots – 6,000 sq. ft.

When lots are separated from exterior developments by a buffer of 20' are greater, the interior lot provision can be used

BALLANMOOR SUBDIVISION

PRELIMINARY SUBDIVISION PLAN

for
BALLANMOOR DEVELOPMENT, INC.
CHARLOTTE, NORTH CAROLINA



DEVELOPMENT NOTES

1. THE SUBDIVISION IS TO BE DEVELOPED IN ACCORDANCE WITH THE ZONING ORDINANCE OF THE CITY OF CHARLOTTE, NORTH CAROLINA.
2. THE SUBDIVISION IS TO BE DEVELOPED IN ACCORDANCE WITH THE SUBDIVISION ACT OF THE STATE OF NORTH CAROLINA.
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COVER SHEET

Ballanmoor

Ballanmoor Development, Inc.
18000 Starcrest Drive, Cornelius, NC 28031

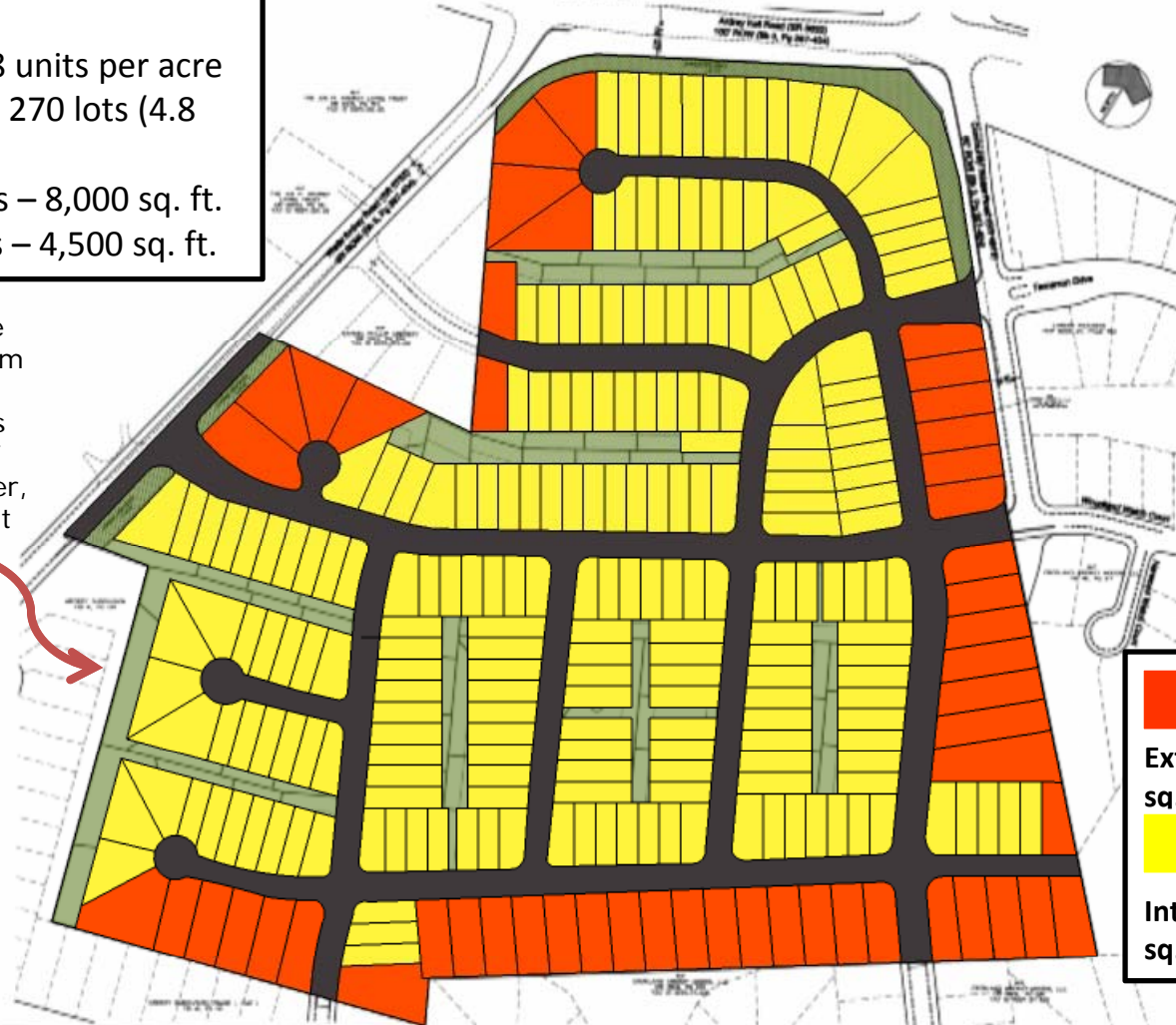
Exterior Lots – R3 Cluster – 8,000 sq. ft. & 60' width

Interior Lots – R4 Cluster – 6,000 sq. ft. lots & 50' lot width

Interior Lots – 4,500 sq. ft.

When lots are separated from exterior developments by a buffer of 20' or greater, the interior lot provision can be used

for
BALLANMOOR DEVELOPMENT, INC.
CHARLOTTE, NORTH CAROLINA



DEVELOPMENT NOTES

1. See also the report of the Committee on the State of the Environment, 1988, and the report of the Committee on the State of the Environment, 1989, and the report of the Committee on the State of the Environment, 1990.
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**Exterior Lots – R3 Cluster – 8,000
sq. ft. & 60' width**

**Interior Lots – R5 Cluster – 4,500
sq. ft. lots & 40' lot width**

Ballanmoor
Ballanmoor Development, Inc.
14606 Starcrest Drive, Cornelius, NC 28003

Ballanmoor

SECRET

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3,000

4,500

1

>2 DUA Increase

56 acres

10% Tree Save – minimum

5.6 ac.

3 DUA = 168 units per acre

R6 Cluster = 286 lots (5.1
DUA)

Exterior Lots – 8,000 sq. ft.

Interior Lots – 3,500 sq. ft.

When lots are
separated from
exterior
developments
by a buffer of
20' are greater,
the interior lot
provision
can be used

BALLANMOOR SUBDIVISION

PRELIMINARY SUBDIVISION PLAN

for
BALLANMOOR DEVELOPMENT, INC.
CHARLOTTE, NORTH CAROLINA



- DEVELOPMENT NOTES**
1. THE SUBDIVISION IS TO BE DEVELOPED IN ACCORDANCE WITH THE ZONING ORDINANCE OF THE CITY OF CHARLOTTE, NORTH CAROLINA, AND THE SUBDIVISION MAP ACT, CHAPTER 20A, N.C. GEN. STAT. § 20A-1.
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HE

HART ENGINEERING
PLANNING & DESIGN
10000 Ruffin Road
Charlotte, NC 28203
(704) 592-1100

Ballanmoor
Ballanmoor Development, Inc.
18000 Sherrill Drive, Charlotte, NC 28203

- Exterior Lots – R3 Cluster – 8,000
sq. ft. & 60' width
- Interior Lots – R6 Cluster – 3,500
sq. ft. lots & 40' lot width

Next Steps

- **Provide H&ND Committee Update November 2nd**
- **Upcoming Citizen Advisory Group (CAG) Meeting Dates:**
 - November 3, 2011 (6pm, CMGC Room 280)
 - Future dates to be determined
- **Process Benchmarks**
 - Citizen Input process September 2011-January 2012
 - Committee Action February 2012
 - Council Action April/May 2012
- **Questions or concerns should be directed to:**

Bryman Suttle, *Charlotte-Mecklenburg Planning Department*
704-336-8325 bsuttle@charlottenc.gov
- **Today's presentation will be posted at:**
www.charlotteplanning.org





CITY OF CHARLOTTE

Questions?



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