



CHARLOTTE.



Incentive Based
INCLUSIONARY HOUSING

Citizen Advisory Group Meeting 10

April 26, 2012

- **Welcome / Introductions**
- **April 16 Council Briefing Recap**
- **Expedited Review**
 - **March 29 CAG Discussion Recap**
 - **County Permitting & Inspection**
 - **Draft Recommendations**
- **Fee Waiver Discussion**
- **Next Steps / Adjourn**

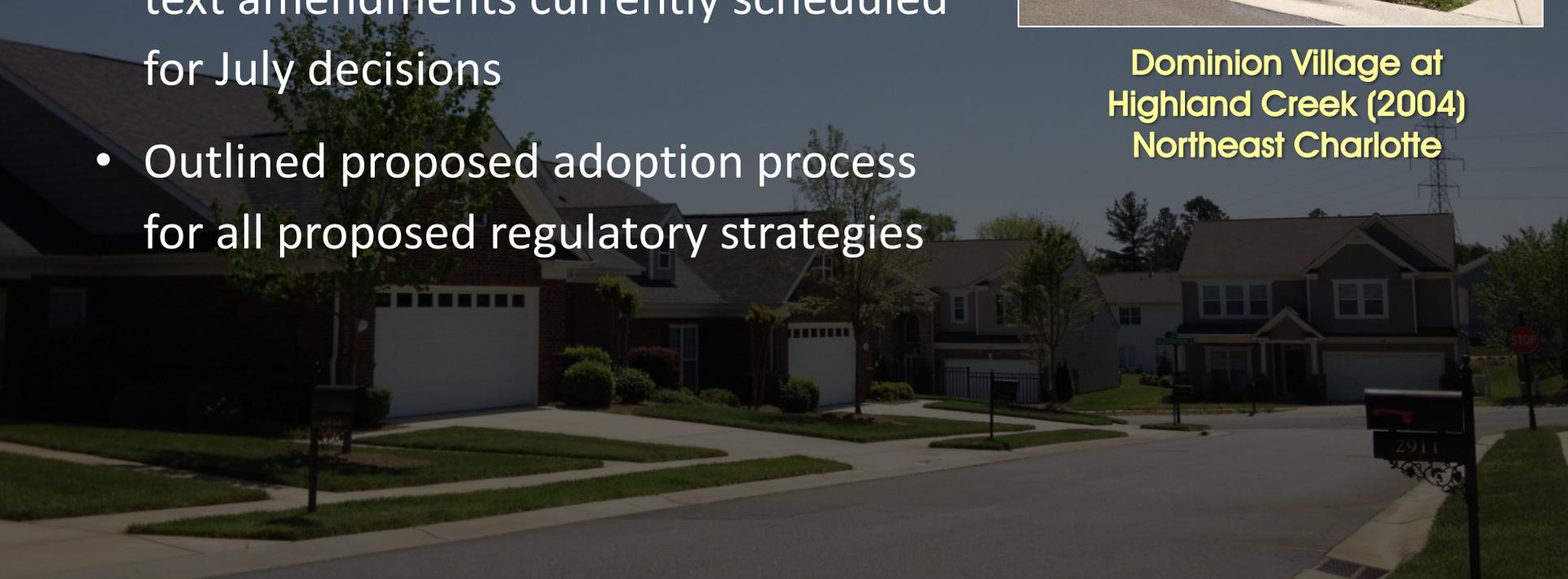


Overview

- April 9 Action Plan update deferred to April 16 Zoning Dinner Meeting
- Update focused on duplex and ADU text amendments currently scheduled for July decisions
- Outlined proposed adoption process for all proposed regulatory strategies



**Dominion Village at
Highland Creek (2004)
Northeast Charlotte**



Council Discussion

Allowance of duplexes on any lot

- Concerned about product quality, particularly in areas where transitioning or challenged
 - Concern this could allow the over saturation of this housing type in lower income areas
-

Allowance of Accessory Dwelling Units (ADUs) without tenant restrictions

- Commented that this incents the home owner more than the developer
- Would like to see empirical data on potential ADU benefits



Development Review Process

PHASE I: Subdivision Plan Review & Approval

Looking at the **horizontal** elements required by ordinances (roads, sidewalks, stormwater, buffers, tree save, etc.)

PHASE II: Platting & Recordation

Platting of streets, lots, tree save, open space, etc. and posting of bonds (or construction of infrastructure)

PHASE III: Permitting & Certificates of Occupancy (COs)

Looking at the **vertical** elements required by building code and ordinances (review of construction documents and other specifics, issuance of building permits, inspections, and issuance of COs)

Expedited Review Goal

Incentivize private sector development of affordable housing by expediting the development review process.



Existing Practices

- The City currently offers a “specialized review” service for affordable housing projects, typically publicly assisted, to help expedite the subdivision and rezoning review processes
- This “specialized review” service provides more comprehensive guidance at the initial stages to reduce the number of review cycles and ensure higher quality development
- Initial Consultation is currently available by request and includes relevant staff from various City/County Departments to provide initial site design guidance and explain ordinance requirements and review process
- Other services include expedited turnaround for some reviews by special request and depending on complexity, troubleshooting, and as liaison with other departments

March 28 Advisory Group Discussion

What improvements to expedite the current development review process are needed to incentivize private sector development of affordable housing?



Group Concerns

- Need to solve problems before the review process begins
- Need for flexibility throughout the process
- Need more flexibility and participation up front from Charlotte Fire Department
- Need for shorter process to resolve conflicts between ordinances
- Need for better coordination and consistency between code enforcement reviewers and field inspectors

Proposed Changes

- Constitute a Technical Review Committee (TRC) that could be applied to all types of development reviews
- Engage County to adopt similar approach to their permitting and inspection services

PHASE III: Permitting & Certificates of Occupancy (COs)

Looking at the vertical elements required by building code and ordinances (review of construction documents and other specifics, issuance of building permits, inspections, and issuance of COs)

County Permitting and Inspection Process Enhancements

Guest: Jim Bartl, Director of Code Enforcement for LUESA, will discuss:

- Historical perspective
- SF and MF residential plan review changes
- Permit fees for affordable housing
- 2010 reorganization



Staff Recommendations

1. Continue to provide initial consultations associated with the City's "Specialized Review" services as requested
2. Create a **Technical Review Committee (TRC)** to expeditiously review proposed affordable housing developments for compliance with local, state, and federal codes
 - The TRC should consist of representatives from various City, County and State departments
 - Link the proposed TRC review process to the County's Code Enforcement weekly team meetings
 - Consider expanding proposed TRC site plan review to include all residential, commercial and industrial development

Fee Waivers Goal

Identify development fees that could potentially be waived or reduced to incentivize private sector development of affordable housing.

Staff Recommendation

No recommendation for the short term. Additional study is needed to determine:

- Complexity and scope of development fees
- Budget implications for fee based services



Accessory Dwelling Units (ADUs)

- H&ND Committee Action: **March/April**
- Council Briefing: **April**
- Council Decision: **July**



Duplexes

- H&ND Committee Action: **March/April**
- Council Briefing: **April**
- Council Decision: **July**



Expedited Review / Fee Waivers

- Council Briefing: **April**
- H&ND Committee Action: **April/May**
- Council Action: **July**



SF & MF Density Bonus

- Council Briefing: **April**
- H&ND Committee Action: **June/July**
- Council Decision: **December**

Proposed Adoption Process

- **Upcoming Citizen Advisory Group (CAG) Meeting Dates:**

- May 24, 2012 (6pm, CMGC Room 280)
- June 7, 2012 (6pm, CMGC Room 280)
- **June 21, 2012 (6pm, CMGC Room 280) TBD**

- **Process Benchmarks**

- Citizen Input Process – May/June 2012
- Council Hearing (ADU/Duplex) – June 2012
- Council Action (ADU/Duplex) – July 2012
- H&ND Committee Action on other recommendations – June/July 2012

- **Questions or concerns should be directed to:**

Bryman Suttle, *Charlotte-Mecklenburg Planning Department*

704-336-8325 bsuttle@charlottenc.gov

- **Tonight's presentation, including summary minutes, will be posted at:**

www.charlotteplanning.org



City Development Fees	Planning	CDOT	Fire	City Eng.* Plan Review	City Eng. Subdivision Grading	City Eng. Residential Tree Ordinance/Inspection and Tree Preservation	City Eng. Detention	TOTAL
PRELIMINARY PLAN RESIDENTIAL SUBDIVISION	\$1,225	\$2,320	---	\$3,670 per Project + \$100 per acre	\$4,190 + \$150 per denuded acre	Res. Trees & Tree Preservation \$1620+\$15 per denuded acre	\$2,240 + \$100 per denuded acre	Varies
PRELIMINARY PLAN NON-RESIDENTIAL SUBDIVISION	\$975	\$2,320	---	\$3495 per Project + \$50 per denuded acre	\$4,190 + \$150 per denuded acre	Commercial Trees \$1565+\$10 per tree Tree Preservation \$1230	\$2,240 + \$100 per denuded acre	Varies
PRELIMINARY PLAN PLANNED MULTI-FAMILY	\$1,675	\$2,320	\$300	\$3670 per Project + \$100 per acre	\$4,190 + \$150 per denuded acre	Commercial Trees \$1565+\$10 per tree Tree Preservation \$1230	\$2,240 + \$100 per denuded acre	Varies
PRELIMINARY PLAN MIXED DEVELOPMENT <i>All Single Family Lots On Public Street(S)</i>	\$1,225	\$2,320	---	\$3670 per Project + \$100 per acre	\$4,190 + \$150 per denuded acre	Commercial Trees \$1565+\$10 per tree Tree Preservation \$1230	\$2,240 + \$100 per denuded acre	Varies
PRELIMINARY PLAN MIXED USE DEVELOPMENT <i>(If Being Developed With Any Multi-Family Units)</i>	\$1,675	\$2,320	\$300	\$3670 per Project + \$100 per acre	\$4,190.00 + \$150 per denuded acre	Commercial Trees \$1565+\$10 per tree Tree Preservation \$1,230	\$2,240 + \$100 per denuded acre	Varies
PRELIMINARY PLAN REVISION	\$1,100	---	---	\$1,020 #	---	---	---	Varies
PRELIMINARY PLAN PLANNED MULTI-FAMILY REVISION	\$1,100	---	\$300	\$1,020 #	---	---	---	Varies

Mecklenburg County Land Development Fees

For jurisdictions requiring engineering review and site inspections
by Mecklenburg County staff



(revised effective July 1, 2011)

PROJECTS OTHER THAN SUBDIVISIONS

Commercial Conceptual/sketch plan review \$600

Small Commercial Projects - Construction (less than one denuded acre) \$1,500

Storm drainage and driveway review for sites of less than one denuded acre and less than 20,000 square feet of impervious surface

Large Commercial Projects - Construction (more than one denuded acre or Post Construction Controls Ordinance is applicable) \$8,600 + \$250 per denuded acre

Review of construction plans and construction inspection for storm drainage, water quality, erosion control, driveway permits, and covenants

SUBDIVISIONS

Subdivision Conceptual/sketch plan review \$800

Small Subdivision Projects (less than 10 acres denuded) \$10,000 + \$650 per denuded acre

Review of construction plans and construction inspection for storm drainage water quality, erosion control, street design, construction inspection of streets, driveway permits and covenants

Large Subdivision Projects (10 acres or more denuded) \$9,000 + \$500 per denuded acre

Review of construction plans and construction inspection for storm drainage, water quality, erosion control, street design, construction inspection of streets, driveway permits and covenants

Record Plat Review \$1,100

PUBLIC PROJECTS

Projects receiving erosion control permits from NCDENR \$2,500 + \$550 per denuded acre

Review of construction plans and construction inspection for storm drainage, water quality, driveway permits, and covenants

LIMITED PERMITS

Erosion Control permit only \$450 per denuded acre

Driveway permit only \$200

REVISIONS

Minor changes to approved plans \$200

Examples of a minor change are ones that affect less than one acre, two lengths of storm drainage pipe, one floodway cross section, or two single-family lots.

Major changes to approved plans \$700

Revisions to approved plats \$200

Plats that are revised after a plat of the same area was previously recorded

BOND FEES

Posting of a new surety \$370

Bond renewal (four years after effective date) \$370

Reduction of a Surety \$370

Replacement of a Surety \$370

Release of a Surety (four years after effective date) \$370

ADDITIONAL CHARGES

Traffic Impact Study Fee \$5.00 per peak hour trip

Boulevard Homes Example

FEE TYPE	AGENCY	FEE AMOUNT
Urban Plan Review	City of Charlotte (Engineering)	\$3,295
Urban Plan Review	City of Charlotte (CDOT)	\$1,975
Urban Plan Review	City of Charlotte (Planning)	\$1,350
Road Abandonment Petition	City of Charlotte \$1,450 for the first street and \$725 for each additional street	\$3,625
Final Plat Review Fee	City of Charlotte Planning and Engineering	\$1,375
Revised Final Plat	City of Charlotte	\$275
Right of Way Abandonment process Review	City of Charlotte \$1,450 for the first street and \$725 for each additional street	\$3,625
Erosion Control Review	North Carolina Department of Environment and Natural Resources	\$4,535
Water & Sewer Plan Review	Utilities	\$500
Public Water Extension Fee	North Carolina Department of Environment and Natural Resources	\$150
Public Sewer Extension Fee	North Carolina Department of Environment and Natural Resources	\$480
Driveway Permit	NC DOT	\$3,000
Right of Way Encroachment	NC DOT	\$100
Floodplain Development Permit	Mecklenburg County	\$1,000
Fire Hydrant Flow Test	Mecklenburg County (\$155 per hydrant)	\$310
Offsite Improvements Plan Review	City of Charlotte Engineering	\$3,295
Offsite Improvements Plan Review	City of Charlotte (CDOT & NCDOT)	\$2,175
Offsite Improvements Plan Review (Planning)	City of Charlotte Planning	\$1,350
TOTAL		\$32,415