

Charlotte-Mecklenburg Planning Department

SINGLE FAMILY RESIDENTIAL DESIGN STANDARDS COMMENT FORM

Date of Presentation 1/14/2010

1. Information was presented in a professional manner.

Yes ☒ No ☐

2. Staff was knowledgeable and helpful.

Yes ☒ No ☐

3. Maps, charts, PowerPoint, overheads, handouts etc. were Understandable.

Yes ☒ No ☐

How do you rate the presentation overall?

Low High
1 2 3 4 5

Comments/suggestions about Single Family Residential Design Standards recommendations.

- ① BUILDING DESIGN ELEMENTS THAT EXCEED 40' HEIGHT SHOULD BE TRIGGER 2' RISE & 1' RISE REQUIREMENT MEASURED TO THE POINT THE ELEMENT EXCEEDS 40', NO ENTIRE STRUCTURE MOVED OVER.
- ③ SUPPORT MINIMUM SIDEYARD SETBACK OF 5'

* NEW CONCERN: LARGER DEV IN OLDER NEIGHBORHOODS CAN EXCEED THE FIRE PROTECTION/WATER SYSTEM CAPACITY - WHO ADDRESSES THIS? WHO PAYS FOR IMPROVEMENTS? FIRE CODE REQ PLEASE CONSIDER C2 INVOLVEMENT IN FUTURE GOING & DEVELOPMENT FOCUS GROUPS. CONTACT ME TO ARRANGE PARTICIPATION. THANK

Person completing survey BOB KINNIBURGH, Charlotte Fire 6-2478

The Charlotte-Mecklenburg Planning Department staff is continually striving to improve our customer service. This comment sheet is one way of measuring the department's service effectiveness.

Please give to presenter, return by mail (Attn: Linda Keich, CMPD 600 East Fourth Street, 8th Floor, Charlotte, NC 28202) or fax (704-336-5123). If you would like to discuss this further, please call Linda Keich at 704-336-2205.

Charlotte-Mecklenburg Planning Department

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How do you rate the presentation overall?

Low High
1 2 3 4 5

Comments/suggestions about Single Family Residential Design Standards recommendations.

Height - Consider incorporating stair-step allowance. 5-1 ratio
probably acceptable with such a condition.

Structure 5 - there can't be enough of these situations
to warrant spending this much time on

~~etc.~~

Person completing survey Colin Brown

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Low High
1 2 3 4 5

Comments/suggestions about Single Family Residential Design Standards recommendations.

VERY EFFECTIVE WITH POSITIVE RESPONSES TO
OUTSTANDING ISSUES OF SUBSIDIZED HOUSING DEVELOPMENT.
THE GREAT CONCERN IS THE IMPACT ON AFFORDABLE
HOUSING BY THE DEVELOPMENT COMMUNITY.

Person completing survey Robert L. Brandon

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How do you rate the presentation overall?

Low High
1 2 3 4 5

Comments/suggestions about Single Family Residential Design Standards recommendations.

THE HEIGHT PROPOSAL WILL NOT AID THE CITY GROW
AND PUSH MORE PEOPLE OUT FROM CITY. ALSO WHERE
ARE THERE LOTS WIDE ENOUGH TO DO THIS? HOW
ABOUT A 0% PERCENTAGE OPTION. THIS WILL ALSO
HELP IN BEING MORE UNIFORMAL.

Shouldn't worry about UTILITY STRUCTURE ISSUE.

Person completing survey NOBIE THRASHER.

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Charlotte-Mecklenburg Planning Department

SINGLE FAMILY RESIDENTIAL DESIGN STANDARDS COMMENT FORM

Date of Presentation 1/14/09

1. Information was presented in a professional manner.

Yes ☒ No ☐

2. Staff was knowledgeable and helpful.

Yes ☒ No ☐

3. Maps, charts, PowerPoint, overheads, handouts etc. were Understandable.

Yes ☒ No ☐

How do you rate the presentation overall?

Low High
1 2 3 4 5

Comments/suggestions about Single Family Residential Design Standards recommendations.

Height -
Side Yards -
Blank Walls - Needs to be addressed
Utility Structures - S/B addressed
and not allowed in front
yards.
NCOs is a concept and
a Stakeholders group S/B
convened immediately.

Person completing survey Myrtie B. Marshall

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Charlotte-Mecklenburg Planning Department

SINGLE FAMILY RESIDENTIAL DESIGN STANDARDS COMMENT FORM

Date of Presentation 1/25/10

1. Information was presented in a professional manner.

Yes ☒

No ☐

2. Staff was knowledgeable and helpful.

Yes ☒

No ☐

3. Maps, charts, PowerPoint, overheads, handouts etc. were Understandable.

Yes ☒

No ☐

How do you rate the presentation overall?

Low High
1 2 3 4 5

Comments/suggestions about Single Family Residential Design Standards recommendations.

John does a good job leading the meeting
Must protect the 15' single story against the 40' house 10' or 12 feet away
John did a good job w/ controlling the meeting

Impervious Coverage - yes its about runoff and flooding

Conservation overlay is a yes - one side of block works for me

Person completing survey Don DUFFY Plaza Midwood

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Yes ☒

No ☐

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Yes ☒

No ☐

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Yes ☒

No ☐

How do you rate the presentation overall?

Low High
1 2 3 4 5

Comments/suggestions about Single Family Residential Design Standards recommendations.

I like the 5ft side yard recommendation
with no 3ft ~~var~~ variation.
* 50% Garage rule seems to be a no-brainer
to me - in any neighborhood. Would love to
see this change.
Vote Yes for NCO's !!!

Person completing survey

Laura Stanley-Duffy

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Yes ☒ No ☐

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Low High
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Comments/suggestions about Single Family Residential Design Standards recommendations.

NCO's need more discussion

The goal of this commission needs to be remembered
— protect health, safety & welfare — if ~~the~~ you
mandate to much you take away the "Design"
ability of individuals. I agree. Scale, massing,
etc. need to be maintained but how do we
make our city grow, change, keep up with
technology if you stifle creativity. — I think
some of the proposals tonight are beginning to
cross some fine lines — where does it stop!

Person completing survey

Shelley Hughes

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Suggestions on back

Charlotte-Mecklenburg Planning Department

SINGLE FAMILY RESIDENTIAL DESIGN STANDARDS COMMENT FORM

Date of Presentation 5/14/10

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Yes ☒ No ☐

2. Staff was knowledgeable and helpful.

Yes ☒ No ☐

3. Maps, charts, PowerPoint, overheads, handouts etc. were Understandable.

Yes ☒ No ☐

How do you rate the presentation overall?

Low High
1 2 3 4 5

Comments/suggestions about Single Family Residential Design Standards recommendations.

Go forward w recommendations
I allow for significant time @
public hearing

Person completing survey Lauren Blackburn

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Date of Presentation 1-14-10

1. Information was presented in a professional manner. Yes ☒ No ☐

2. Staff was knowledgeable and helpful. *Not about all areas* Yes ☒ No ☐

3. Maps, charts, PowerPoint, overheads, handouts etc. were Understandable. Yes ☐ No ☒

How do you rate the presentation overall?

Low High
1 ☒ 2 3 4 5

Comments/suggestions about Single Family Residential Design Standards recommendations.

They give staff's recommendations which may have little to do with what the group wanted. Height solution is a poor one - arbitrary setbacks averaging sideyards - Reduced 3' increase to 5' Blank walls facing Public R/W - Just addy cost / no concept Utility Structures - Illustration is confusing Staff has preconceived ideas & stakeholders comments may or may not be considered.

Person completing survey Tom PEARSON

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Yes ☒

No ☐

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Yes ☒

No ☐

How do you rate the presentation overall?

Low High
1 2 3 4 5

Comments/suggestions about Single Family Residential Design Standards recommendations.

It seems the staff is recommending layers upon layers of regulation. It is a disincentive to purchase/invest in property here. City says it wants urban design but continues to try and have passed suburban models. This will erode quality of life, increase sprawl, increase pollution and promote unattractive architecture of poor design and materials.

Person completing survey _____

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Letter

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Yes ☒ No ☐

3. Maps, charts, PowerPoint, overheads, handouts etc. were Understandable.

Yes ☒ No ☐

How do you rate the presentation overall?

Low High
1 2 3 4 5

Comments/suggestions about Single Family Residential Design Standards recommendations.

I. AS a CMHP and Community Support Specialist, I recommend
those to go out to the neighborhood (especially at risk &
impoverished neighborhood, Put yourself in that person's position,
and ask yourself "Hallelu! What would it take to make my
residential area better;" or "If I had to live here, what
would have to be different /improved / taken away that I will
LOVE to come home, where it is safe, comfortable, and "home."

Person completing survey Kyshon L. Wilson CM, CMHP

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Yes ☒ No ☐

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Yes ☒ No ☐

How do you rate the presentation overall?

Low High
1 2 3 4 5

Comments/suggestions about Single Family Residential Design Standards recommendations.

6. Utility Structure.
my opinion: No house should be allowed
to be built near utility structure!

5. Auto Storage, Answer: should be less than 50%.

Person completing survey Linda Yu / Realtor

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Please distribute all copies of the ~~comment~~ comment form to the group as well as the comments written on the ^{white-board} white-board.
Charlotte-Mecklenburg Planning Department

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Date of Presentation 1/14/10

1. Information was presented in a professional manner.

Yes X No

2. Staff was knowledgeable and helpful.

Yes X No

3. Maps, charts, PowerPoint, overheads, handouts etc. were Understandable. *some pictures were*

Yes No X

Not clear in perspective
How do you rate the presentation overall?

Low High
1 2 3 4 5

Comments/suggestions about Single Family Residential Design Standards recommendations.

- 10) Huge sideyards! Unreasonable. 5' arbitrary step? Why not allow stair-stepping, what if other neighbors are tall too?
- 21) -OK - Decent Idea if it takes into account weird lots
- 3) Side yard setbacks have been addressed - Do Not Change to 5' b/c it will lessen G.O.s. given by developers. Density is Good!
- 9) Building Walls - 10' is way too small - Design issues.
- 5) Garage Detached houses - Why? Where is this coming from? Smaller lots w/ 2-car can have Good design. This is Architecture - control that is contrary to many folks desires.
- 6) Utility Structures - Kill this Item
- 7) -OK
- 8) NO Way! The picture is an address. I want a rear yard Garage on my lot. This would preclude this!
- Person completing survey Thomas Brasse

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- 9) There should be a stakeholder group for this!
- 10) NCO - Needs Stakeholder Group! (Doesn't fix the stated Homeowner concerns - primarily a problem w/ Vary)

Charlotte-Mecklenburg Planning Department

SINGLE FAMILY RESIDENTIAL DESIGN STANDARDS COMMENT FORM

Date of Presentation Jan. 14, 2010

1. Information was presented in a professional manner. Yes ☒ No ☐
2. Staff was knowledgeable and helpful. Yes ☒ No ☐
3. Maps, charts, PowerPoint, overheads, handouts etc. were Understandable. Yes ☐ No ☒

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Low High
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Comments/suggestions about Single Family Residential Design Standards recommendations.

Good intentions - Problems with unintended consequences when applied broadly. Are the costs associated with the requirements worth the people who will not be able to buy a home because of the new requirements. While I agree that aesthetics would be improved, I wonder if the people who benefit from driving by "pretty" homes understand the homeless people they are creating.

Person completing survey Lee McLaren

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**Attachment to Single Family Residential Design Standards Comment Form
re Meeting January 14, 2010**

Initial Comments: I can only guess how difficult it must be to try to develop residential design standards—even if there were no stakeholders involved. I commend Laura for her explanation concerning the planning departments charge and goal of development of sound planning practices for our residential areas. I commend John Howard and all the staff for their calm demeanor and reasoned comments in the face of developer opposition to the work at hand – particularly the calls for a majority vote!! Thank you. Thank you.

I dream that Charlotte will create its own special version of liveability. I, for one, do not want to be living in a New York City environment or an area of faux mini towns and mixed use areas. I want the authentic. I think the development that will be coming to the Elizabeth Avenue area for example, is wonderful, particularly as it is on a streetcar line and more importantly at the edge of a large park, a place where real community can develop. I pray that the building materials will be of a lasting character, so that this area will be wonderful for the next 100 years or more. I am not against development. Development though should not be allowed to ruin existing viable neighborhoods or be poorly planned so as to weaken the area in the long run. We have an opportunity to be a strong city using visionary planning practices. In a perfect world developers would be a strong partner in this, rather than the opposition. I do not know how we are to deal with the amount of profit that developers believe is their right, at the expense of whole expanses of the city. Certainly there are costs and gambles involved in building, but I do know developers are operating in a city that provides for them roads, water and sewer, police, medical and fire protection, a few beautiful boulevards and wonderful old parks, cultural amenities, not to mention a history—and they are benefitting from all these things, paid for by the taxes of the “little people.” Charlotte’s individual taxpayers deserve regulations on building standards and development that will be in the best interest of citizens of all income levels.

I would like to make note that I am not fooled by the comments of developers about the “greenness” of placing houses so close together, going up rather than out, etc. etc. I suspect that the staff is not fooled as well. One would think that these men were environmentalists of the highest order. Please consider that placing huge houses or residential structures on a given space increases water run-off problems and decreases the land that can absorb rain water, in addition to the problem of a building height that reduces light and air flow to adjacent homes, large or small. (This is beside the point, but cementitious products are not green either). If we condone these practices in the name of greenness we will have a city of huge houses on tiny lots that few people can afford—including people who thought they could afford said houses or a sea of huge housing complexes that few people want to live in. (One developer stated at a break-out session that this is what people want, and my response is that developers build what suits them financially and if that is all that is offered to the public-of course they buy or rent, because they have no other options. I will be right there at multi-family stakeholders sessions.)

Concerns

-I was concerned that planning staff did not have statistics at the ready to counter developer questions about building height on residential lots. (My personal response would be that it is the right thing to do, but I have real doubts that the right thing to do enters much into developer thinking!) I hope that at the next meeting there will be real statistics regarding public welfare or safety or expense to the taxpayers, etc..

-What to do about comments that developers will be forced to build 40' tall flat-roofed boxes on poured concrete to satisfy owner demand for interior space? Why should an owner (or spec builder) be able to dictate the building standards that allow them to do this? So building standards are dictated by what inexperienced homeowners want to pay for or greedy developers want to build?

Height.

I am personally **for** the recommendations of the staff that side yard increase 5 feet for every foot increase in height over 40 feet. I am for any ratios that reduce the size of McMansions to the point that they become merely large homes that fit into not only the existing streetscape, but any future use of that space as it impacts neighboring structures large and small. In the small breakout sessions I voiced an opinion that residential height should not exceed 35 feet....but that was not the view of many, I suppose.

-However, the injustice that the developers felt about this was obvious. I do not have the training to make a judgment on their view. I calculated from your drawing that even if we started side yard measurement calculations at the point the McMansion exceeds 40 feet then the required side yard plus this new allocation would still allow for one heck of a big house with inadequate side yards.

-What will happen when there are not enough people who can continue to keep up these big structures (avoiding the word "home"), then will we be facing a cry for breaking up these behemoths into condos or apartments?

-I do hope that some "studies" or examples from other cities can be presented to provide justification for the obvious—increasing side yard dimensions is the right thing to do.

Setback

-The suggestion to include exemption of the odd situation from the averaging formula is a reasonable one in my view. Wooded, hilly neighborhoods like those behind the Harris Y would need these exemptions, and there may be others... Allowing for exemptions to the standard in older neighborhoods is important.

Yards

-I was so glad the fire department representative was there to represent public safety regarding the 3 foot side yard issue. Derisive comments by the developers indicating that a 3 foot side yard is adequate indicated to me a very disturbing attitude about their lack of responsibility for public safety. If the front of such a house is on fire, and firemen cannot reach the back of the house, I would wonder if a builder would be content to let his family burn to death for lack of access, or encourage his 90 year old grandmother to jump into a net... Would be cheaper though.

Building Walls

-As much as I would like to agree with this point, I feel that it would be difficult to monitor. I would love to mandate properly placed windows, interest provided by several siding options, etc., but if not in an Historic District or NCO this going to be difficult to pursue. If there are real reasons, like structural venting, fire egress or some other practical-safety matter, there might be hope.

Auto Storage

-It is difficult for me to see the necessity of a garage, particularly a front loaded one. We do not have a garage and neither do our immediate neighbors, although there are a few older structures at the rear of lots on our street. I did not grow up in a home that had a garage. Not everyone can have one-either for financial reasons or lot size dictates.

-If houses are built close enough to the street to allow for increased back yard size and if shared driveways are used, then side yard space for a drive is not an issue and a garage can be built in the back eliminating the need for the front-loaded garage..

-Important in pursuing this design standard is to present a reason other than we just don't like it—much as I approve of the 50% rule! I think this is an important design standard from the concept of neighborhood interaction if nothing else. But if my neighborhood was full of dangerous elements, I might not have that view.

Utility Structures

First question is would the code have a prayer against eminent domain privileges of power companies. I do not know the answer to this, but having come up against eminent domain in another area of my life, I have little hope here. Since we cannot do much about where utility structures are built, from a residential design standpoint the issue seems to be the purchase of land by developers for building. Should developers be allowed to place housing that close to electric lines, particularly placing the front of the homes to the power lines.

-One developer mentioned the plight of the poor farmer who might want to sell his land for development and could not sell all of it because of Charlotte code. My response to this is that it is the developer's problem to create a benefit to his development by enlarging the area around the utility line (purchased on his own dime), turn the open space into an amenity for his development that would make it a more attractive place for homeowners to locate. There could be community gardens, ball fields, walking or running tracks or any number of amenities. Sure the developer would not be selling houses on that expanded area, but homeowners would not be directly under the lines either. Actually the developer would not have to go to the expense of building homes there, and that would be a savings. The cost of surrounding homes might go up a bit to compensate the poor developer, but that would be offset by making the area a more desirable place to live (and buy into).

-Pointing to those utility lines already close to homes is a waste of breath (ex: Kennilworth), as most of us were not living with those were erected.

Streetscape

Approve of test amendment to allow flexibility with streetscape standards.

Impervious Coverage

Since all taxpayers have to pay for the excess costs of dealing with water runoff from lots of any size that have more impervious coverage than the land can absorb, a land- to impervious- surface ratio must be enforced according to landscape engineering best practices.

Neighborhood Conservation Overlay

I am in agreement that something must be done to keep our neighborhoods from becoming victim to homeowners who want to have a country estate in town at the expense of their neighbors or developers who build to their own financial advantage, whether it be oversized homes for oversized profits or infill in inappropriate places. Please pursue this option. As a veteran of the Myers Park Historic District war, I understand the difficulty of introducing too many restrictions, although I worked hard in the Pro Historic District camp. It is a shame that a NCO could be used as an excuse to avoid the greater care required of responsible Historic District homeowners. Somehow in prospective HD areas, Historic District regulations must be presented as the real benefit that it is, with possibly examples of some of the more egregious problems that NCO could not cure.

My thanks to all involved.

Barbara B. Highfill

Charlotte-Mecklenburg Planning Department

SINGLE FAMILY RESIDENTIAL DESIGN STANDARDS COMMENT FORM

Date of Presentation 14 Jan 10

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Yes No

2. Staff was knowledgeable and helpful.

Yes No

3. Maps, charts, PowerPoint, overheads, handouts etc. were Understandable.

Yes No

How do you rate the presentation overall?

Low High

1 2 3 4 5

be initial reference to safeguard 'Quality of Life' seen to have been unimportant to many in

Comments/suggestions about Single Family Residential Design Standards recommendations. the group while I would encourage increasing the restriction on front-facing garages it may not be practically practicable - however maximizing the negative affect of such garages is a good idea. The improvement for a walkable, and therefore sustainable community certainly is reason enough to move forward w/ this text amendment. Perhaps this will also discourage the use of single-passenger vehicle trips.

- *Restriction on blank walls facing the public R/W is a good direction.*
 - *NCO - move forward.*
- Person completing survey Peter Tait, Architect

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Date of Presentation 4/14/10

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Low High
1 2 3 4 5

Comments/suggestions about Single Family Residential Design Standards recommendations.

This was my first meeting which Eric Becker urged members of the City Government Affairs Committee attend. I was surprised it was little was said and in a hurry. And low turnout. Some of the reports were I am very happy I attended but don't understand why. Some of the topics were brought for debate. For instance the Georges vs they are all equally but for other they are lucky to have one why further restrict the zone? Just put in a zone that simply states "must conform with current single family residential". If all these Rules are for I will just make them conform with what's already there. What I heard tonight was a bunch of people looking for ways to restrict what one can do on their own land. Stop emphasizing water and create incentives for people to want to conform to the rules. Just my 2.02 I had found to attend another meeting to learn more of what Charlotte does and to learn whether better for my community.

Person completing survey Linda Summersfield, Realtor, Member of the

Government Affairs Committee of the

The Charlotte-Mecklenburg Planning Department staff is continually striving to improve our customer service. This comment sheet is one way of measuring the department's service effectiveness.

Please give to presenter, return by mail (Attn: Linda Keich, CMPD 600 East Fourth Street, 8th Floor, Charlotte, NC 28202) or fax (704-336-5123). If you would like to discuss this further, please call Linda Keich at 704-336-2205.

Charlotte-Mecklenburg Planning Department

SINGLE FAMILY RESIDENTIAL DESIGN STANDARDS COMMENT FORM

Date of Presentation 1/14/2010

1. Information was presented in a professional manner.

Yes ☒ No ☐

2. Staff was knowledgeable and helpful.

Yes ☒ No ☐

3. Maps, charts, PowerPoint, overheads, handouts etc. were Understandable.

Yes ☒ No ☐

How do you rate the presentation overall?

Low High
1 2 3 4 5

Comments/suggestions about Single Family Residential Design Standards recommendations.

I like the direction being taken
Really like the NCO concept
Good luck Guys!

Person completing survey *Auson Lindsay*

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