



Heights in Residential Zoning Districts

Stakeholders Meeting

September 17, 2009

CHARMECK.ORG



TONIGHT'S AGENDA

- Recap Ground Rules and Process
 - Final Product
 - Minority Opinion
- Background Information - Case That Brought Us Here
- Summary of Stakeholders Issues
- Height Regulations In Other Jurisdictions
- Standards For Group Discussion
- Break
- Group Discussion
- Next Steps



Ground Rules

- Treat each other with respect
- Be concise, not repetitive
- Express disagreement, without being disagreeable
- Offer solutions
- Follow through on commitments
- Share information with those you represent
- Speak one at a time
- Participate, but do not dominate
- Do your homework



2001 Queens Road

- **October 31, 2007** – The first development proposal for 2100 Queens is submitted for permit review. These development plans indicated a 19 unit, 11-story residential building.
- **November 13, 2007** – The Myers Park Homeowners Association files rezoning petition #2008-032 to rezone the 2100 Queens site along with approximately 40 other acres within Myers Park from R-22MF to R-8MF. The height regulations are the same but hoped to reduce the height by reducing the maximum number of units allowed.



- **January 17, 2008** - The Boulevard Company sent a letter requesting the City to withhold the approval of the first development proposal for 2100 Queens.
- **July 25, 2008** – The Boulevard Company files rezoning petition #2008-134 to rezone the 2100 Queens site from R-22MF to UR-3(CD). The rezoning would increase the number of units allowed from 19 to 42 and commit to a height limit of 90 feet.



- **November 17, 2008** – City Council denied the Boulevard Companies rezoning petition #2008-134.
- **March 26, 2009** – The second development proposal for 2100 Queens is submitted for permit review. These plans were approved on June 11, 2009 for a 19 unit, 63 foot tall residential building.



- **July 20, 2009** – At the public hearing for the Myers Park rezoning petition #2008-032, City Council directed staff to provide alternate ways to address the height issue other than through rezoning. Staff has developed a process and formed a stakeholders group to study height in residential districts.

SUMMARY OF STAKEHOLDER ISSUES

- *Different Requirements for Different Uses*
- *Adjacent Uses and Properties*
- *Road Classification*
- *Other*





Different Requirements for Different Uses

- There Are No Maximum Heights
- There Are No Maximum Heights Needed
- Institutional Uses Should Have Different Reg.
- Exceptions To Heights Reg. Should Be Revised
- Should Be Different Heights For MF & SF
- Should Be Some Transition For Different Uses and Districts





Consider Adjacent Uses and Properties

- Scale Should Be Relative To Neighborhood
- Be Aware Of Nearby Zoning
- Character Of A Neighborhood Should Be Considered
- Should Not Just Consider Adjacent/Abutting Properties But Also Proximity To Other Residences



Consider Road Classification

- For Major Corridors There Should Be Different Height Regulations
- Street Widths Should Be Considered
- Development Near Transit Corridors Should Have Different Regulations



- Factor In All Ordinances
- Buildings Shadow Regulations Should Be Strengthen
- Density Needs To Be Balanced With Height
- Ratios Need Revising
- Setback-Proportional To Height
- Value/Affordability Of A Property Should Not Be Considered
- Light And Air Health Effects Should Be Considered
- Consider Sustainability And Carbon Footprint



CITY OF CHARLOTTE

REQUIREMENTS IN OTHER DISTRICTS

Municipality	Single Family Max. Height	Multi-Family Max. Height	Exceptions
Austin, TX	35 Feet	MF-1 thru 3: 40 Feet MF-4 & 5: 60 Feet MF-6: 90 Feet	SF-Increase distance from front setback by 10 feet for each foot increase in height. May exceed a max of 20% for HVAC, towers, etc.
Baltimore, MD	35 Feet	40 Feet	MF- increase height only by specific cases authorized by the Mayor and/or City Council.
Dallas, TX	36 Feet	90 Feet	MF- Additional side and rear yard setback of 1 foot for each two feet in height is required for portion of structure above 45 feet.



CITY OF CHARLOTTE

REQUIREMENTS IN OTHER DISTRICTS

Municipality	Single Family Max. Height	Multi-Family Max. Height	Exceptions
Jacksonville, FL	35 Feet	High Density A: 45 Feet High Density B: 60 Feet	MF- 1 to 1 ratio for all yards to increase height with no limit.
Nashville, TN	3 Stories	RM2-15: 20 Feet RM20: 30 Feet RM40: 45 Feet RM60: 60 Feet	MF-2 to 1 ratio using height plane (Vertical to Horizontal) form building setback.
Phoenix, AZ	30 Feet or 2 story Max.	40 Feet or 3 stories 48 Feet or 4 stories	1 to 5 ratio from the building setback to increase height.

REQUIREMENTS IN OTHER DISTRICTS

Municipality	Single Family Max. Height	Multi-Family Max. Height	Exceptions
Raleigh, NC	40 Feet	40 Feet	One foot of additional height for every one foot of additional setback.
Richmond, VA	35 Feet	35 Feet 60 Feet: if on a min of 2 acres.	MF- Higher Densities must meet extra conditions.



CITY OF CHARLOTTE

WHAT IS THE ISSUE WITH HEIGHT?

What is the issue with a building exceeding the maximum building height?

"The Building Is Too Tall No Matter
Where It Is Located?

or

" The Building Is Too Close To Single Family
To Be So Tall"?



CITY OF CHARLOTTE

Single Family Adjacent to Single Family



Maryland Ave

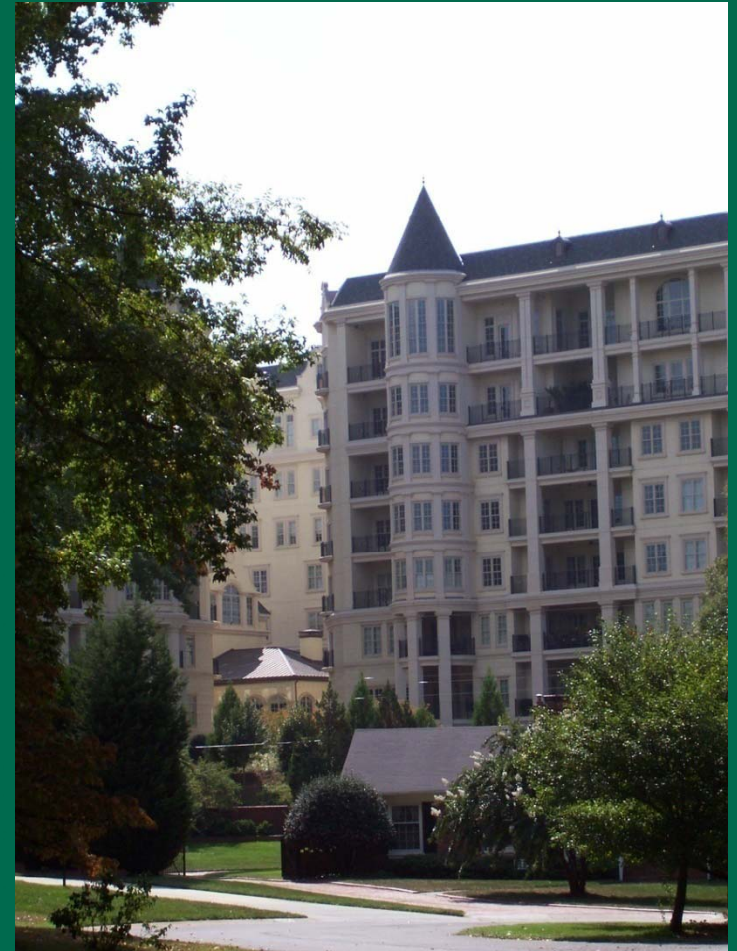
Maryland Ave

CHARMECK.ORG



CITY OF CHARLOTTE

Multi Family Adjacent to Single Family



CHARMECK.ORG



CITY OF CHARLOTTE

Multi Family Adjacent to Single Family



CHARMECK.ORG



CITY OF CHARLOTTE

Scale and Mass



CHARLOTTE.ORG

STANDARDS FOR GROUP DISCUSSION

- Decrease Single Family Max Height to 35'
- TOD Height Regulation



- The base height for all TOD districts shall be 40 feet.
- The maximum height for all TOD districts shall be 120 feet.



- For new development across a local (public or private) street from existing single family zoning (R-3, R-4, R-5, R-6, and R-8), the 40' base height shall be measured at the minimum setback line.
 - *The height may increase one foot in height, over 40 feet, for every 10 feet in distance the portion of the building is from the required setback along that street.*



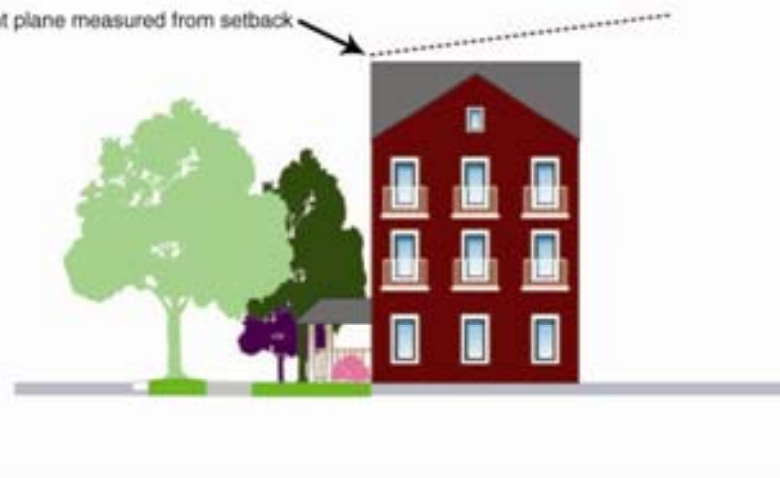
CITY OF CHARLOTTE

MAXIMUM BUILDING HEIGHT

Neighborhood
Transition

Building Height: Recommendation Adjust 'Measure From' Line

10:1 Height plane measured from setback



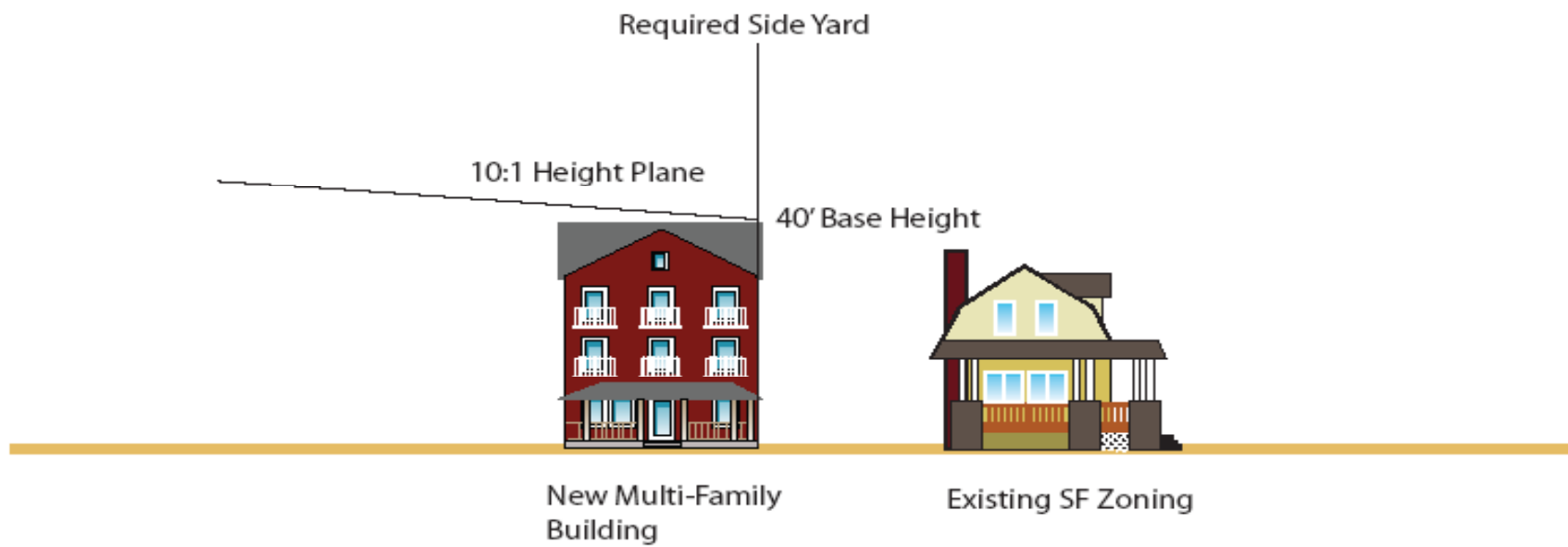


- For new development abutting on the same side of a local (public or private) street as existing single family zoning (R-3, R-4, R-5, R-6, and R-8), the 40' base height shall be measured at the required yard.
 - *The height may increase one foot in height, over 40 feet, for every 10 feet in distance the portion of the building is from the required yard.*



CITY OF CHARLOTTE

MAXIMUM BUILDING HEIGHT



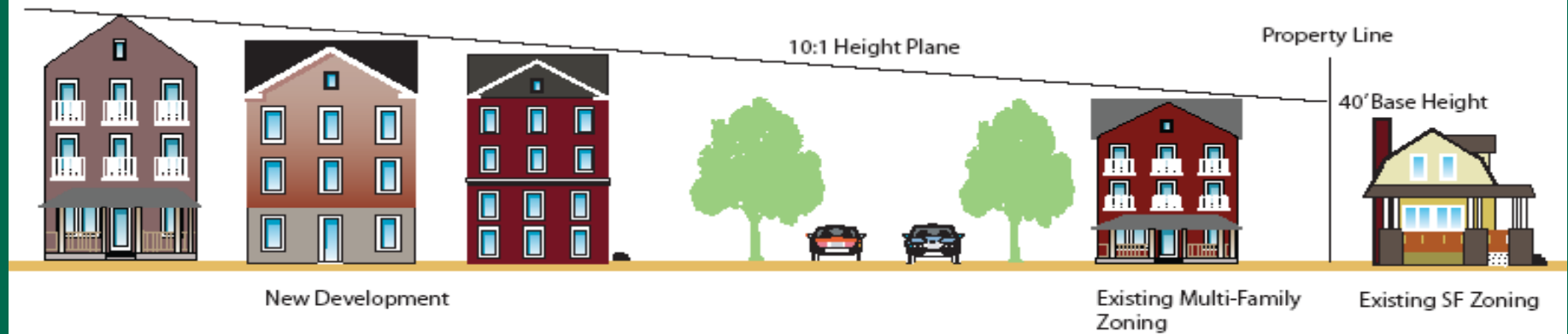


- For all other parcels, the permitted maximum height shall be determined by the distance from the structure to the boundary line of the nearest single-family residential district (R-3, R-4, R-5, R-6, and R-8).
 - *This distance shall be the shortest measurable distance between the building footprint edges and nearby single family residential district boundaries. Height increases for portions of the building that are a further distance from single-family residential zoning districts, are allowed at a rate of one additional foot of height for every 10 feet of additional distance the portion of the building is from the edges of nearby single-family zoning districts.*



CITY OF CHARLOTTE

Multi-Family Adjacent to Single Family 10:1

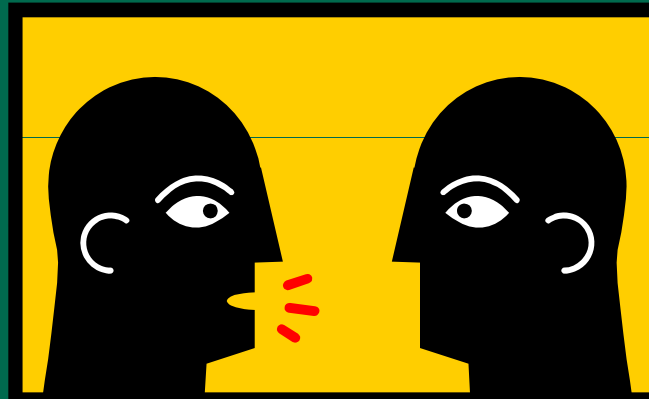




CITY OF CHARLOTTE

GROUP BREAK OUT SESSION

Discussion Topic:



Discuss Presented Standards



- Feedback from Groups



NEXT STEPS

- Next meeting is October 1st at 6 pm
- Summary minutes from meeting and other information will be posted on website

TONIGHT'S HOMEWORK:

Submit any additional alternatives to
kjyoung@charlottenc.gov
prior to next meeting.





CITY OF CHARLOTTE

MORE INFORMATION

Please visit our website at
charlotteplanning.org

- Agendas
- Updates
- Summary Minutes
- PowerPoint Presentations