



CREATING THE CITY  
WE ALL IMAGINE.  
*Transit Oriented Development*



# Update to Zoning Ordinance Transit Oriented Development (TOD) Districts

**Public Kick-Off Meeting  
Charlotte Trolley Museum**

June 12, 2014

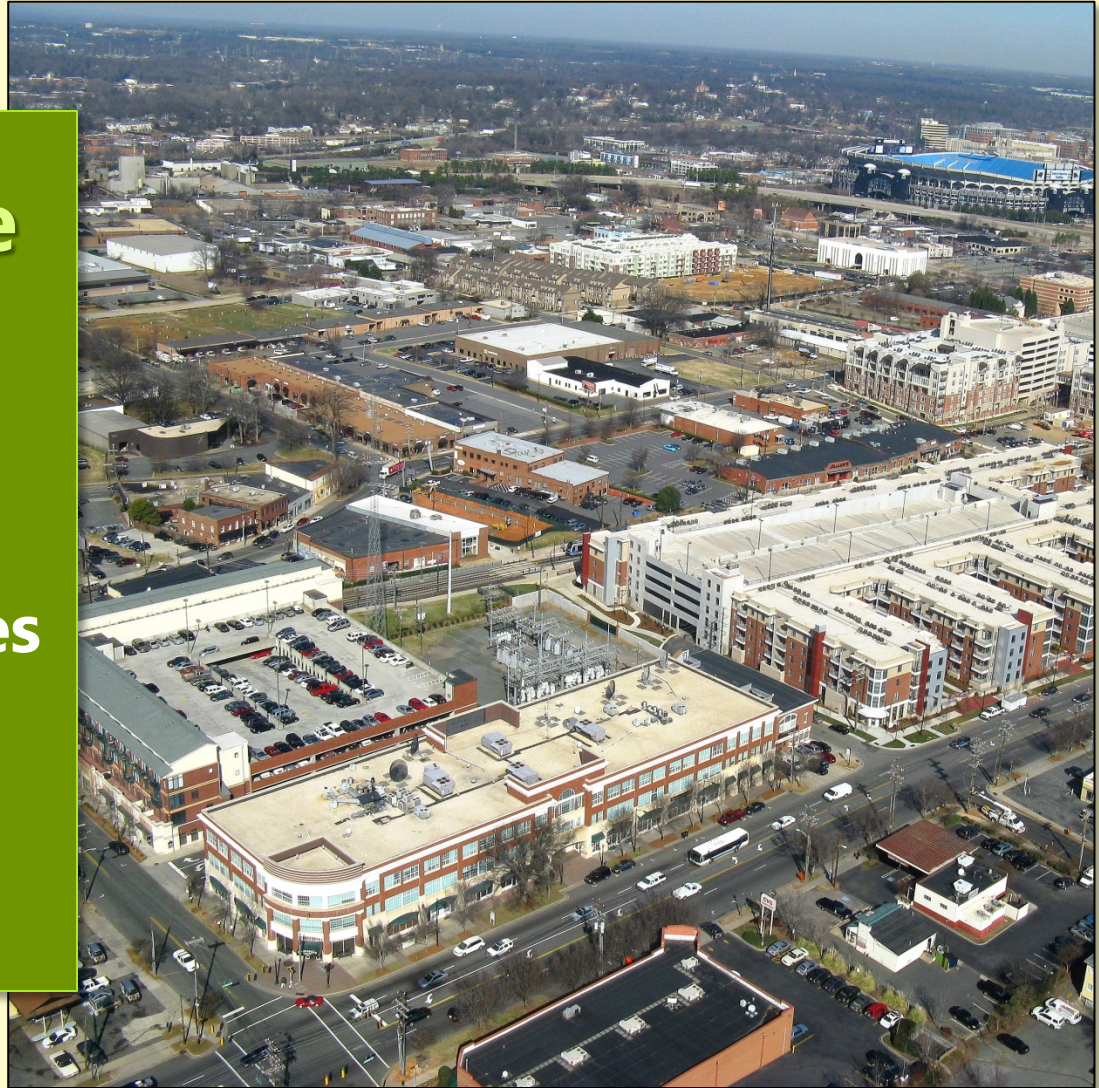
- 1. Overview of the Process and Meeting Purpose**
- 2. What is the Public's Role?**
- 3. Introduction to TOD Planning and Zoning**
- 4. Survey:**
  - Your priorities?**
  - How do we raise the bar for Charlotte?**
- 5. Questions and Discussion**

# Charlotte's TOD Planning Framework

# What is Transit Oriented Development?

## TOD in Charlotte

A compact neighborhood with housing, jobs, and neighborhood services within easy walking distance of a transit station.





# TOD Planning Framework

## Policy & Plan Development

City

**Centers, Corridors & Wedges**  
(2010)

Corridor

**Transit Station Area Principles**  
(2001)

Station

**Station Area Plans**  
South Corridor – 2005-2009  
BLE Stations - 2013

## Implementation

### Zoning Tools

Parcel

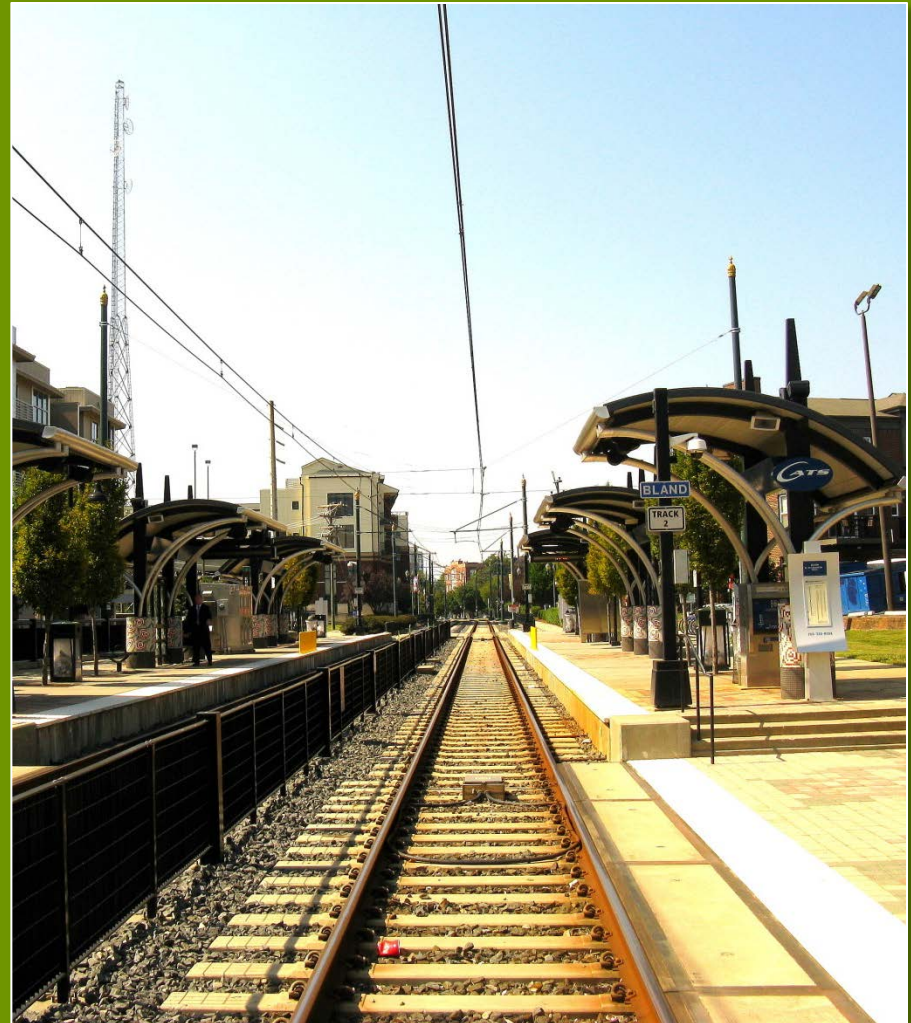
**TOD**  
(Transit Oriented  
Development)

**TS**  
(Transit Supportive  
Overlay)

**MUDD**

**UMUD**

**UR**



# TOD Zoning Districts

3 TOD Zoning Districts adopted by City Council in 2003.

TOD-R (Residential)

TOD-E (Employment)

TOD-M (Mixed-Use)

- Limit or prohibit auto-oriented uses.
- Reduced building setbacks.
- Minimum density requirements.
- Typically no minimum parking.
- Pedestrian connectivity & open space requirements.
- Ground floor design and streetscape standards.



Required Open Space



Streetscape Requirements

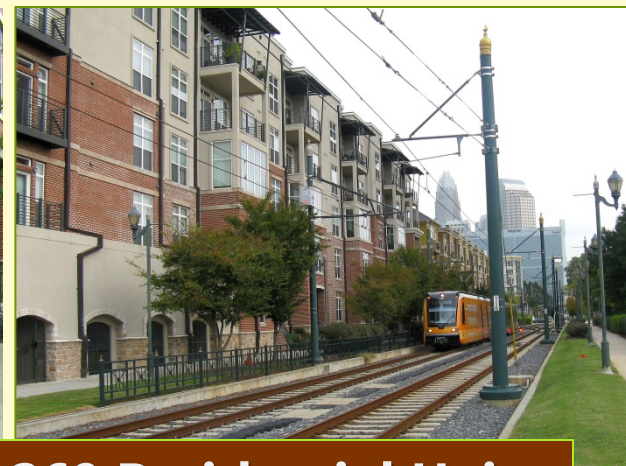
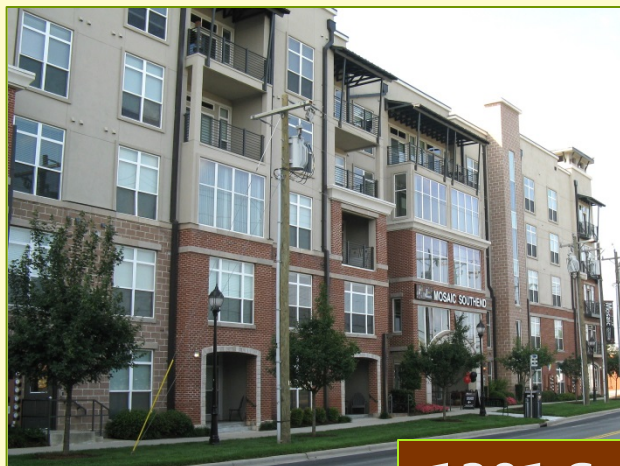
# Completed TOD Projects



# TOD on the Ground



**2225 Hawkins Street • 2009 • 331 Residential Units**



**1301 South Tryon Street • 2009 • 269 Residential Units**



# TOD on the Ground



**101 West Tremont Street • 2009 • 310 Residential Units**



**1218 South Church Street • 2010 • 20,000 SF Office**



# TOD on the Ground



**100 New Bern Street • 2013 • 208 Residential Units**



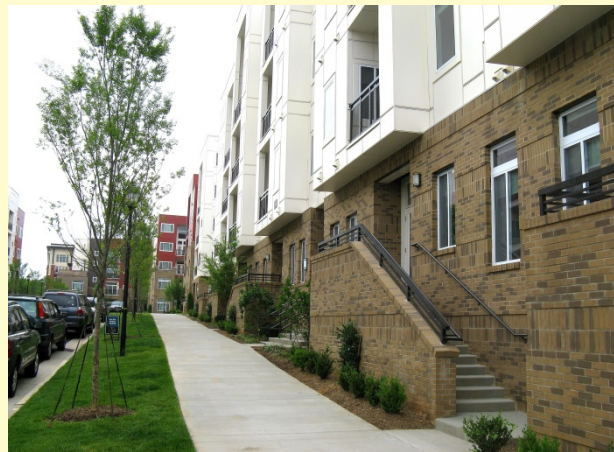
**1425 Camden Road • 2010 • 7 Townhome Units**



# TOD on the Ground



**2800 South Boulevard • 2014 • 341 Residential Units**



**Poindexter & Youngblood • 2013 • 277 Residential Units**



# TOD on the Ground



**125 West Park Avenue • 2013 • 153 Residential Units**



**Rehab and Adaptive Re-use**



# What is Zoning?

## Definition

**Written regulations and laws that define how property in specific geographic zones can be used.**

**Zoning ordinances specify whether zones can be used for residential, commercial, or industrial purposes, and may also regulate lot size, placement, bulk (or density), and the height of structures.**



# What Does Zoning Do?

## Zoning ☒

1. Regulates how private property can be developed.
2. Regulates the kinds of uses that can occur in a particular geography or parcel of land.
3. Should implement the vision of the area plans.
4. Applies primarily to the development of private property.
5. Is legally binding.

## Zoning ☐

1. Does not regulate what happens in the street (roadway widths, bike lanes, crosswalks, etc.).
2. Does not recommend how land should be used (area plans do that).

# Why Update TOD Zoning Now?



## Topic: How can South End get from Good... to Great?

This meeting of local and national development and design experts resulted in the formulation of key strategies to:

Raise the  
Development Bar

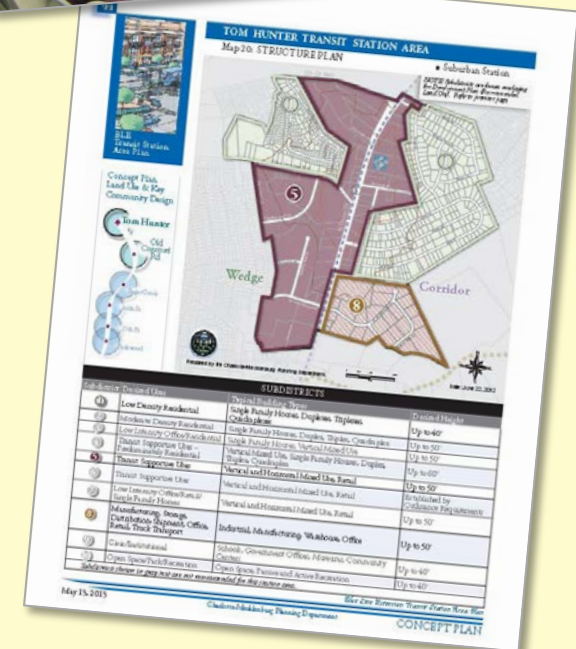


## Transportation & Planning Committee Feedback

- *"We must ensure future development along the transit corridor is in keeping with the vision of the station area plans."*
- *"The Zoning Ordinance should implement the policies of the adopted station area plans."*
- *"The zoning ordinance needs to be flexible but not at the expense of compliance with the vision and intent of the area plans."*
- *"How can we make sure the station areas end up looking the way we all hope they will look?"*



**In September 2013 City Council approved a Planning Staff proposal to modify the Transit Oriented Development zoning districts in an effort to better achieve the vision of the station area plans.**





**Shook Kelley's  
2013 analysis of  
existing Transit  
Oriented  
Development  
resulted in a list of  
10 issues to be  
addressed.**



# Project Overview



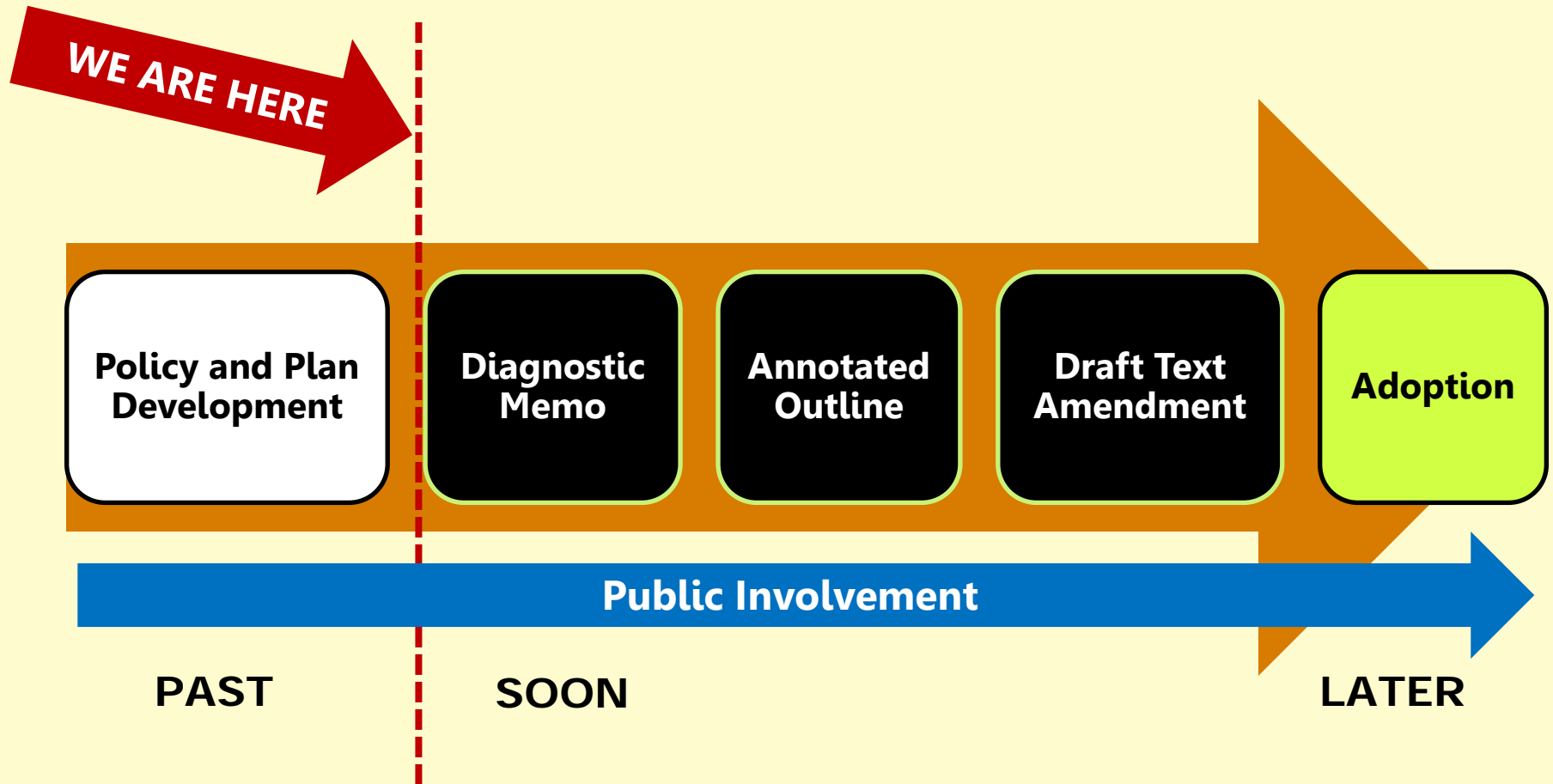
# TOD Revision Process

**Over the next 11 months, the TOD Districts section of the Zoning Ordinance will be revised in a 5-step process:**

- 1. Lessons Learned**
- 2. Diagnostic Memo**
- 3. Annotated Outline**
- 4. Draft Text Amendment**
- 5. Adoption**



# Project Schedule Summary



# 1. Lessons Learned

*Learning from users of the current TOD ordinance*

June 2014

## Range of Activities

- Planning staff and consultant break down current ordinance
- Small stakeholder meetings with consultant
- **Public meeting (*this one*)**
- Tour of existing TOD sites



# 1. Lessons Learned

*Learning from users of the current TOD ordinance*

## June 2014 – (Today)

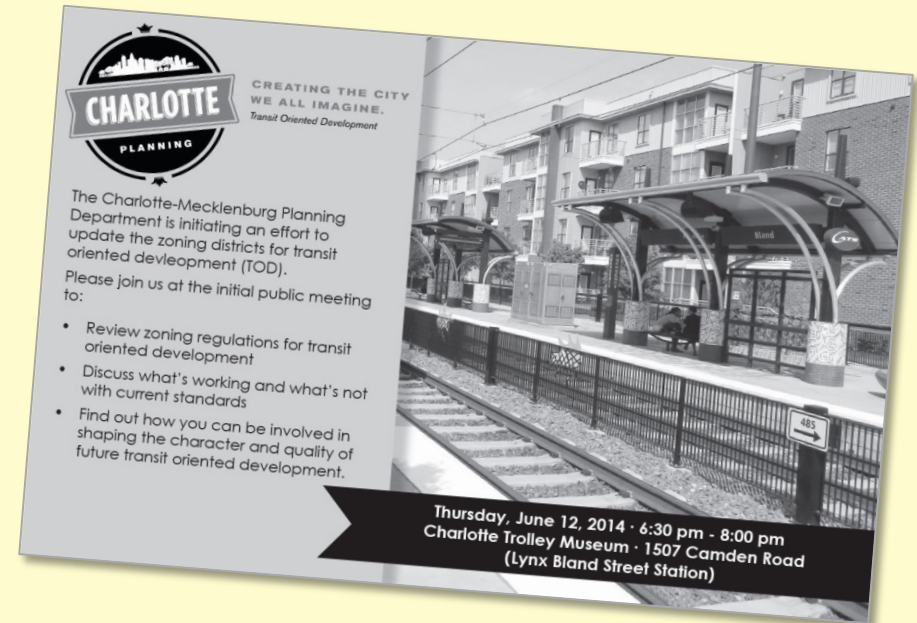
### Stakeholder Group Meetings (June 12):

#### Project Partners

- Charlotte Center City Partners
- University City Partners
- UNC – Charlotte

#### TOD Users and Advocates

- Developers and agents
- Design Professionals
- City Urban Review Team



### Public Kick-Off Meeting (Right Now)

## 2. Diagnostic Memo

**June – September 2014**

- **Analysis of Strengths/Weaknesses of TOD districts and development standards**
- **Description of potential new planning tools to better implement the plans**
- **Summary outline of updated TOD districts**
- **Public Participation**
  - **Staff will share draft Diagnostic Memo with the Planning Commission for discussion at the September meeting.**
  - **Draft Diagnostic Memo will be available for public review and comment on the project web site.**

## 3. Annotated Outline

**July – November 2014**

- **Explanation of proposed new TOD structure**
  - Descriptions of major sections
  - Major changes from existing standards
  - Introduces proposed new reformat
- **Public Participation**
  - Staff will present draft Annotated Outline to the Planning Commission and the public in October for reaction and feedback prior to final revisions.
- **Public Workshop in November**
  - Present draft Annotated Outline

## 4. Draft TOD Text Amendment

**December 2014 – January 2015**

- **Proposed Text Amendment to include:**
  - Updated TOD districts
  - Updated standards
  - New outline and format (including tables, graphics, illustrations, etc.)
- **Public Meeting in January 2015**
  - Present draft Text Amendment
- **Public Participation**
  - Staff will present draft Text Amendment to the Planning Commission and the public in January 2015 for reaction and feedback prior to final revisions.



# Model for Future Updates

The TOD/TS update can serve as a model for how a future revised Zoning Ordinance could look and work.

CHARLOTTE CODE  
PART 12: TRANSIT ORIENTED DEVELOPMENT DISTRICTS

1. Driveways providing access to the parking area may be installed. It is the intent that these driveways be as nearly perpendicular to the street right-of-way as possible to minimize intrusion into the landscaped area, and for pedestrian safety.
2. Driveways providing access to structured parking facilities are permitted between the rail corridor setback and the building. However, the length of the driveway shall not exceed 50% of the length of the property line along the rail corridor.
- (d) In the event that the City or State removes any on-street parking that was allowed to count toward the minimum requirement, the existing use shall not be required to make up the difference and shall not be made non-conforming, with respect to parking.  
  
On-street parking shall be provided for properties on blocks with single family zoning except where prohibited by CDOT or NCDOT. On-street parking may be used to meet minimum residential parking requirements but shall not be counted in calculating maximum parking spaces.  
*(Petition No. 2009-12 §9.1208(d)(4) 03/19/09)*
- (e) All recessed, on-street parking shall comply with Charlotte's Urban Street Design Guidelines.
- (f) The vehicular parking requirements may be met on-site or off-site at a distance of up to 800 feet from the permitted use. Off-site parking to meet the requirements of this section may be provided through a lease, subject to the review and approval of Engineering and Property Management (for commercial and planned multi-family projects, change of use permits), or Neighborhood Development (for all other residential projects, change of use permits).  
*(Petition No. 2001-73 §9.1208(d)(6) 06/20/05)*
- (g) Parking that is located to the rear of the primary structure may extend the entire width of the lot, with the exception of any required screening or landscaped areas. Parking that is located to the side of the primary structure shall not cover more than 35% of the total lot width.
- (h) Shared parking shall be permitted and encouraged pursuant to the regulations of Section 12.203.
- (i) Bicycle parking facilities shall be required as per Chapter 12, Part 2.
- (j) All surface parking shall conform to the internal planting requirements for parking areas in the *Charlotte Tree Ordinance*.

9-234

Dynamic Header

Prominent Titles

Nested Text

Balance Between Text and White Space

Illustrations with Captions

Adoption Date  
Page Numbers

District-Specific Development Standards  
Town Center Residential District  
Subsection 5.3: Site Layout and Building Organization

**5.3 Site Layout and Building Organization**

**A. INTENT**

(i) To ensure the layout and organization of infill development is compatible with the varied pattern of established residential development in the Town Center Residential District, and

(ii) To facilitate a range of housing options within walking distance of the Main Street District.

**B. CONTEXTUAL FRONT YARD SETBACKS**

(i) Town Center Residential development shall comply with standards for Contextual Front Yard Setbacks as contained in Section 3 of this Article. (Figure 18)

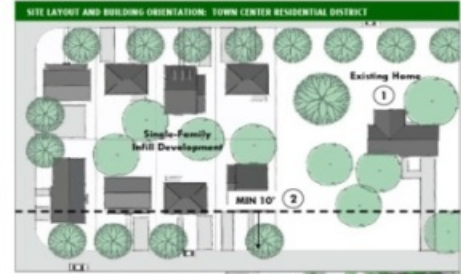
(ii) Where an established pattern of setbacks has not been established along the block by three or more homes, front yard setbacks shall be a minimum of:

(1) 10 feet for detached single-family; and

(2) 15 feet for townhomes and multi-family.

**Figure 18**

**SITE LAYOUT AND BUILDING ORIENTATION: TOWN CENTER RESIDENTIAL DISTRICT**



1 Controlled front yard setback not applicable where less than three existing homes exist on a block

2 Minimum front yard setback applies

3 Existing homes oriented towards street

4 Orientation of infill development is consistent with existing development

5 Multi-family buildings with multiple short frontages provide setbacks along each short frontage

Morrisville Town Center Code—Final Draft, December 2009 PZB Recommendation Version

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Current Charlotte Zoning Ordinance Sample Page

Sample Revised Ordinance Page



## 5. Text Amendment Adoption

### TOD Text Amendment Adoption Schedule

**January 26, 2015**

**Filing Deadline**

**March 2, 2015**

**City Open House Forum**

**April 20, 2015**

**City Council Public Hearing**

**April 29, 2015**

**Zoning Committee Work Session**

**May 18, 2015**

**City Council Decision**

## Public's Role

- **Attend public meetings.**
- **Provide valuable feedback.**
- **Remain engaged and educate others!**



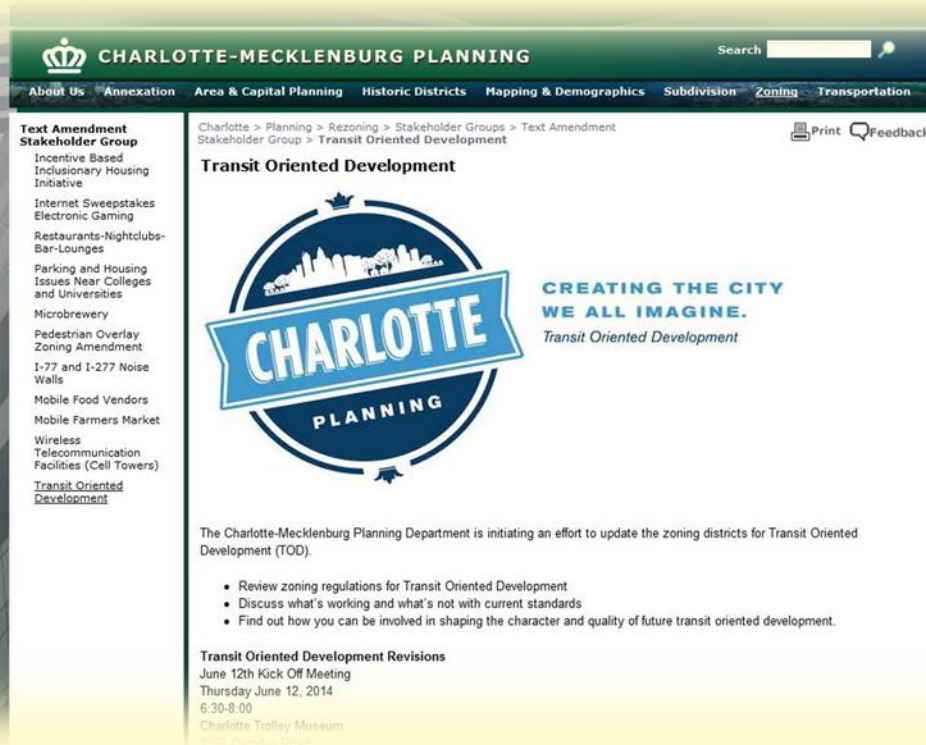
## Public Engagement Opportunities



- 1. June public kick-off meeting (this one)**
- 2. November public workshop (Annotated Outline)**
- 3. January public meeting (Draft Text Amendment)**
- 4. March Open House Forum (Adoption Process)**
- 5. April Public Hearing (Adoption Process)**



## Stay Updated: CharlottePlanning.org



## Transit Oriented Development Revisions