

Planning Update

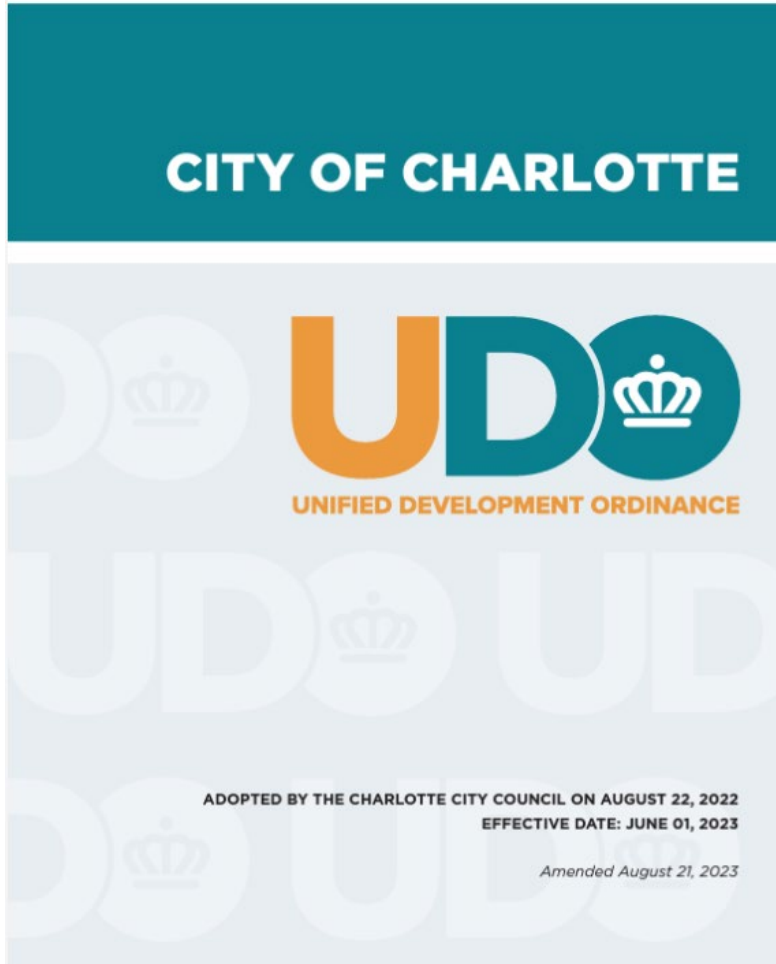
Transportation, Planning and Development Committee

Agenda

- ▶ Clean Up Text Amendment #4
 - ▶ Clean-up vs policy text amendments
 - ▶ Proposed modifications
- ▶ Residential Refinement & Affordable Housing
 - ▶ Potential changes to plexes
 - ▶ New partnerships
 - ▶ New ideas

Clean Up Text Amendment #4

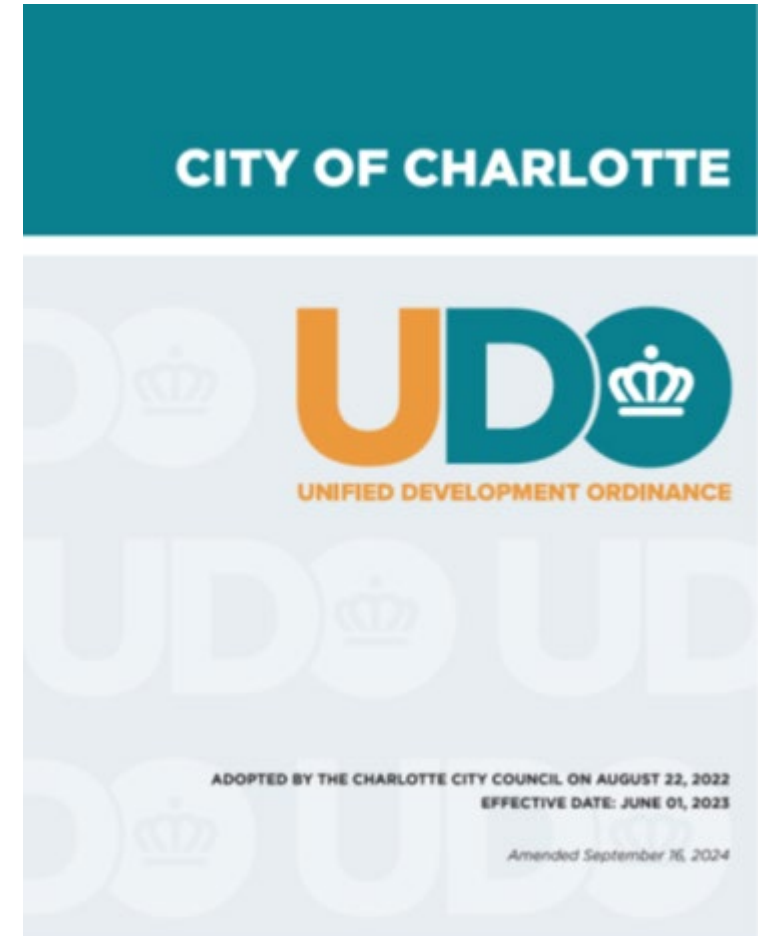
Clean-up Text Amendment #4



- **Text Amendment Filed:** October 11, 2024
- Addresses multiple items **identified by community, industry, and staff**
- Virtual **Community Engagement** info sessions:
 - November 6, 2024 (6:00 - 7:00 pm)
 - November 7, 2024 (12:00 noon - 1:00 pm)
- **Public Hearing:** November 18, 2024

Why Is This Text Amendment Needed?

- A major document such as the UDO **requires adjustments and revisions** after adoption to correct minor errors, add clarity, and adjust use permissions and prescribed conditions to better align with the Comprehensive Plan.
- The proposed text amendment will make the UDO a more **user-friendly ordinance** and result in **better functionality**.



Community Engagement for Text Amendments

UDO text amendments are classified as either **technical (clean-up/maintenance)** or **policy-based**

Engagement for technical text amendments:

- Virtual information/engagement sessions
- Overview posted on the **UDO website**
- Publicized through **social media**
- Information disbursed to **mailing lists and UDO website subscribers**
- Council **public hearings** (televised on the City's YouTube channel and the Government Channel)
- **Public engagement** sessions

Policy text amendments have a unique engagement approach depending on the nature of the amendment and will include additional engagement activities

TEXT AMENDMENT INFORMATION SESSIONS

Get the latest updates
from **UDO Staff**



WEDNESDAY NOVEMBER 6TH
Evening Session 6:00PM - 7:00PM

THURSDAY NOVEMBER 7TH
Lunch Session 12:00PM - 1:00PM

Sign up today!
CHARLOTTEUDO.ORG



Clarifying Definitions and Standards

- Adds, deletes, and modifies several **general definitions**.
- For N1 districts, clarifies **where setbacks are measured from**
- For residential development on corner lots, **clarifies building orientation**
- Updates **procedural and applicability requirements** for Neighborhood Character Overlay (NCO) and Residential Infill Overlay (RIO) districts
- Adjusts allowable building lengths for **schools and places of worship**
- **Clarifies connection requirements** for attached housing

Align Housing Uses with Intended Outcomes

Currently in the UDO, infill duplex, triplex, and quadraplex dwellings are **not always allowed** in higher intensity zoning districts that allow multi-family apartments.

To increasing housing opportunities, we propose allowing duplexes, triplexes, and quadraplexes:

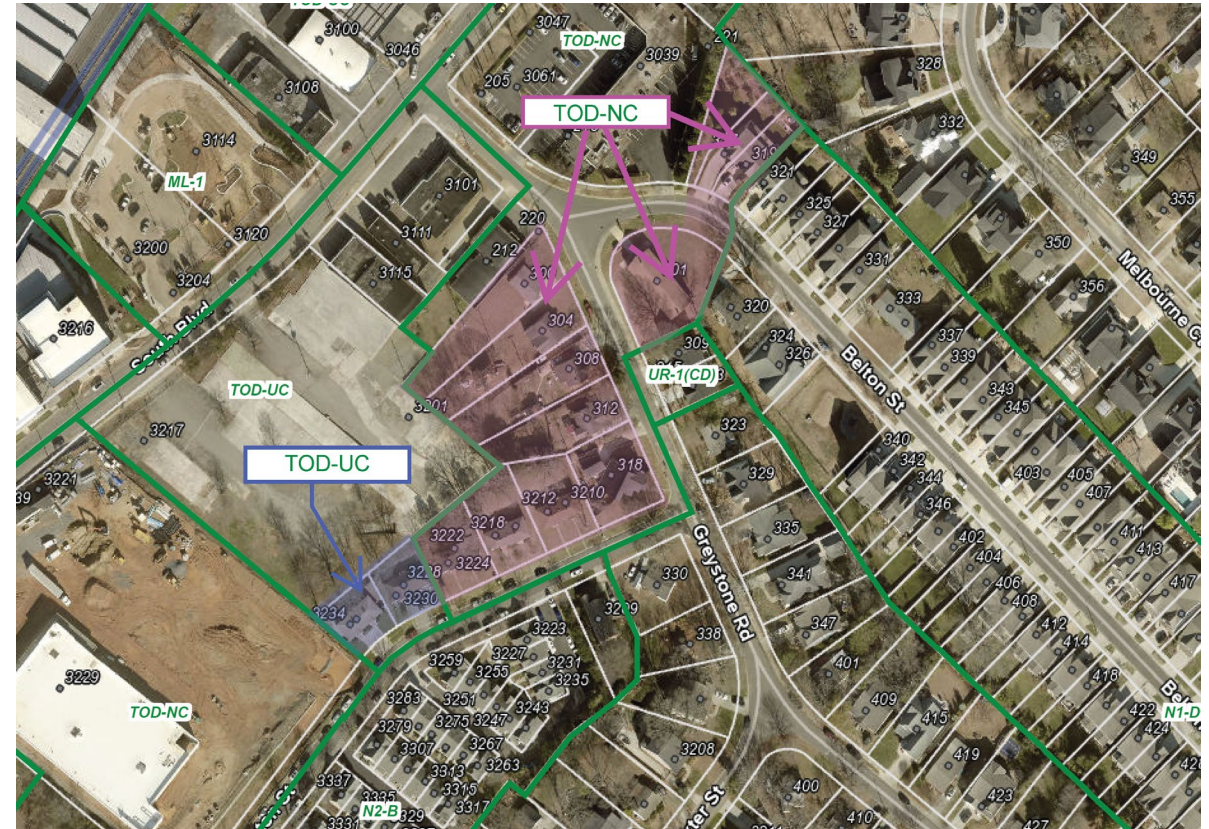
- **On small lots (0.5 acre or less)** in mixed use and uptown adjacent districts (example: Third Ward)
- **In new multi-dwelling developments** in higher intensity multi-family, office and commercial districts
 - Note: unit types are already allowed as part of a multi-dwelling development in mixed-use and uptown adjacent districts.



Learning from Examples: Aligning Uses to Intended Outcomes

Example of TOD-NC and TOD-UC extending into existing neighborhoods on small lots

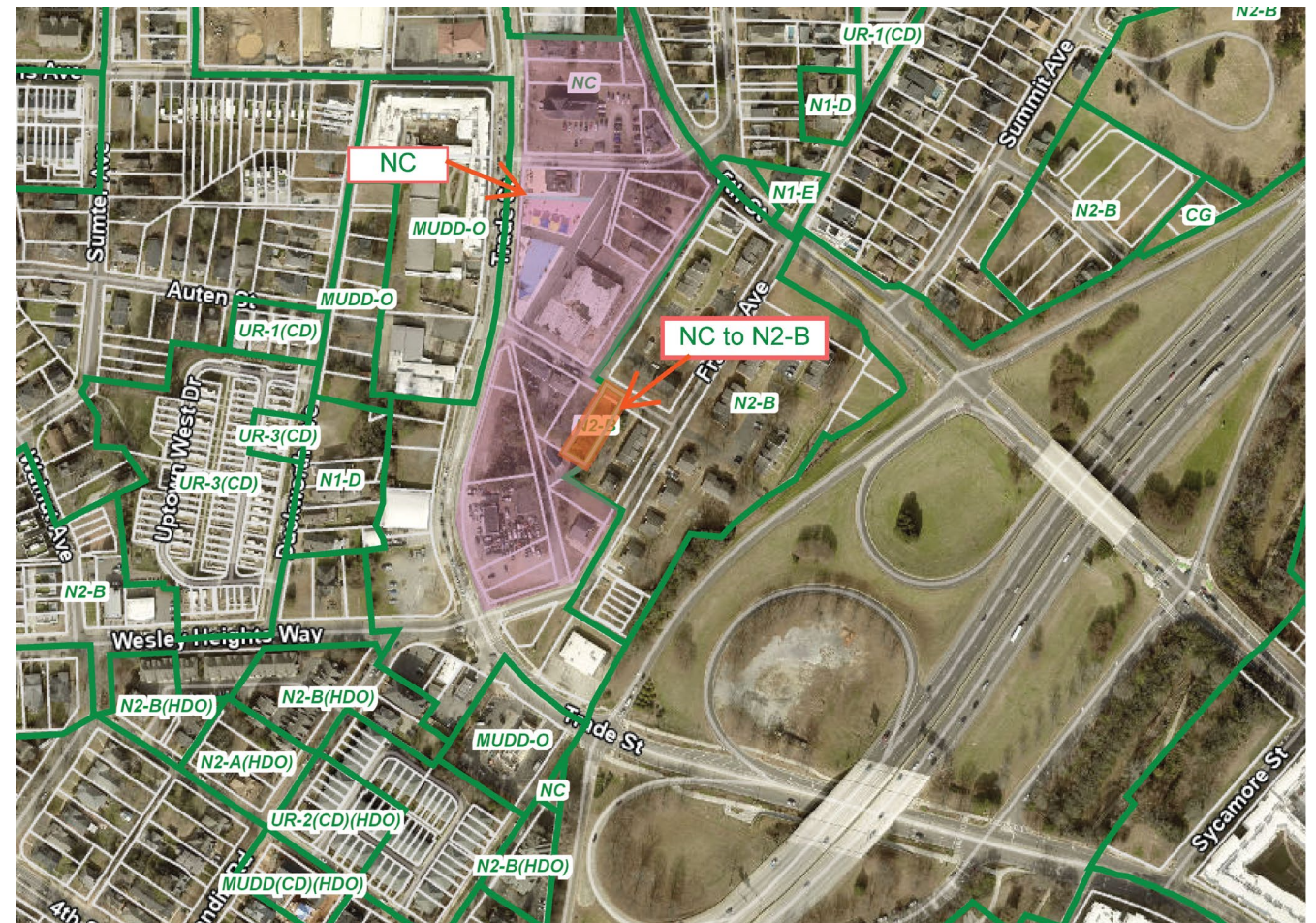
- Allowing duplex or triplex in this situation is a more compatible form of development
- Some of the existing lots already have duplexes on them, which are not currently permitted in TOD-NC or TOD-UC
- Helps create more opportunities for missing middle housing options, and context appropriate development



Learning from Examples: Aligning Uses to Intended Outcomes

Example of NC (Neighborhood Center) not supporting duplexes

- Property in orange had to rezone from NC to N2-B to allow the option to build a duplex on a small lot
- NC did not allow a duplex
- Helps create more opportunities for missing middle housing options, and context appropriate development without the barrier of possibly needing to rezone



Administrative Updates

- Modifies **the newly created Alternative Compliance Review Board (ACRB)** in Section 35.5.A, while clarifying the criteria prior to hearing first cases
- Allows expansion of a nonconforming use to be expanded in specific conditions
- Modifies **EX standards** for Convention Center, Public Transit Facility, and Stadium uses to align to design specific issues related to large uses (example: convention center, stadium, arena).
- Aligns vesting periods throughout ordinance for consistency



Residential Refinement

Residential Refinement – Why we are here

- Housing crisis in Charlotte with demand outpacing supply
- Gentle density can provide supply that is aligned to Charlotte Future 2040 Plan, while providing for-sale housing opportunities.
- Council referral dealt primarily with larger, greenfield development projects
- Need to focus on infill and small-scale development options (missing middle) to increase home ownership opportunities and inventory

U.S. housing market is 1.5 million housing units below a "balanced market," finds Freddie Mac

Freddie Mac: "To bring the vacancy rate, both rental and homeowner, back in line with historical averages, the U.S. would need to add an additional 1.5 million vacant for-sale and for-rent homes"

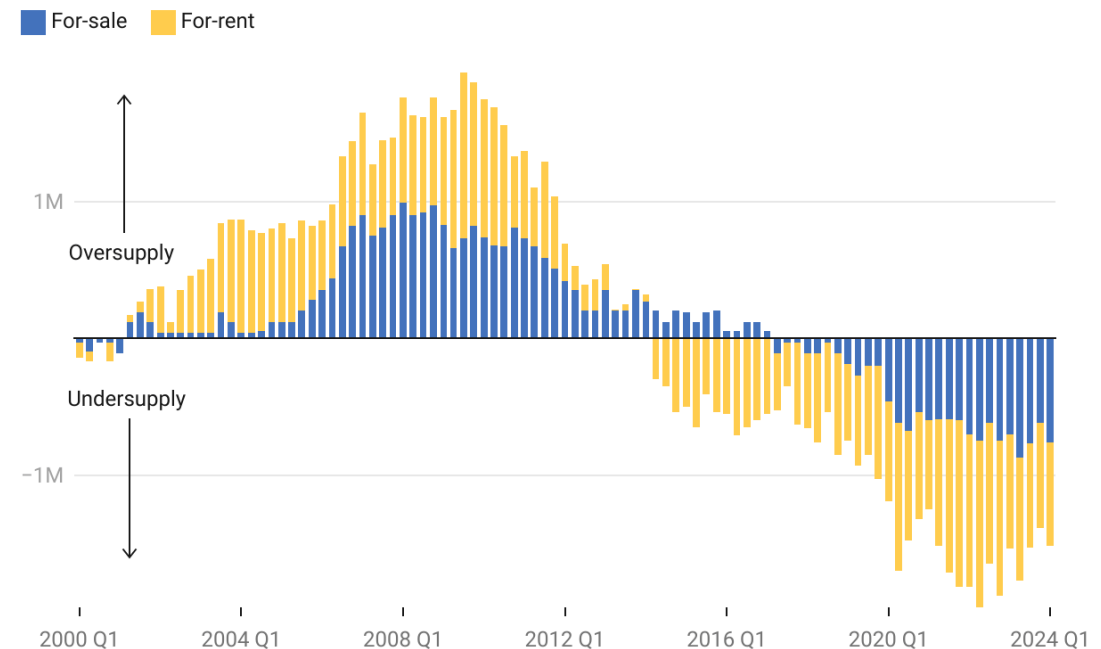








Chart: Lance Lambert • Source: Freddie Mac's analysis, published in May 2024, of U.S. Census Bureau data • Created with Datawrapper



Residential Change Considerations

- **Appropriately scaled density:** Explore ways to encourage stacked quads (2 over 2)
- **Allow housing in more places:** Develop more flexibility for housing through partnerships and conversions
- **Affordable small-scale solutions:** Revise ADU standards
- **Make it easier to develop preferred housing types:** Create pre-approved pattern books for missing middle housing types
- **Increase affordable housing tools** and explore options to fast-track affordable projects

CURRENT UDO						
	Single Family Detached	Duplex	Triplex	Quadraplex (stacked)	Townhouse	Small Multifamily Building
Neighborhood 1 A	Allowed	Allowed	Allowed	Arterials + Affordable Unit	Not Allowed	Not Allowed
Neighborhood 1 B	Allowed	Allowed	Allowed	Arterials + Affordable Unit	Not Allowed	Not Allowed
Neighborhood 1 C	Allowed	Allowed	Allowed	Arterials + Affordable Unit	Not Allowed	Not Allowed
Neighborhood 1 D	Allowed	Allowed	Allowed	Arterials + Affordable Unit	Not Allowed	Not Allowed
Neighborhood 1 E	Allowed	Allowed	Allowed	Arterials + Affordable Unit	Not Allowed	Not Allowed
Neighborhood 1 F	Allowed	Allowed	Allowed	Allowed	Up to 15 units in 2 buildings	Up to 15 units in 1 building

Creating Housing Through Partnerships

Allow residential uses under prescribed conditions when accessory to a place of worship or educational facility

- This would include all dwelling types with the possible exception of multi-family stacked
- Multi-family attached would be developed under N2-A or N2-B guidelines
- Would not require a rezoning
- Questions to solve: eligibility, ensuring work-force/affordability outcomes, fostering ownership opportunities, parcel size requirements, allowance of multi-family stacked on smaller urban lots



Residential Refinement – Stacked Quads

Stacked Quads

- Traditional form found in many existing neighborhoods
- Building form often fits better in the fabric of existing neighborhoods as it is closer in appearance to SF structure
- Create as a defined use as 2 over 2
- Determine appropriate N1 districts
 - Consider 60' wide and greater which is the most conducive after internal testing
 - Do we limit by districts or lot width?

Residential Refinement – Stacked Quads

Stacked Quad examples:

- Typically, doesn't interrupt street rhythm and appearance in mainly SF areas



- Most effective with parking in rear and on-street
- How do we create this outcome effectively?

Residential Refinement – Duplexes and Triplexes

Duplexes and Triplexes

- When no garage is provided, parking now required to be to the side and rear
- Consider additional refinements?
- Are all N1 districts appropriate for triplexes?
 - Do we need to consider any limit by districts or lot width?
 - Do we limit to corner lots?

Residential Refinement – Office Conversions

Office conversions to residential uses

- Allowing office conversions to residential uses under prescribed conditions
 - Residential uses would be permitted in adaptive reuse situations
 - Consider allowing MF residential uses as a new stand alone use in the OFC and OG districts and not just as adaptive reuse

"Asana Partners, MRP Realty to start \$250M overhaul of uptown Charlotte office building this summer" – May 2024 - CBJ



Affordable Housing Incentives

1st Workshop Held 10/23

Attendees:

- Affordable Housing Developers
- Market Rate Real Estate Developers
- Non-Profit Organizations
- Design Professionals

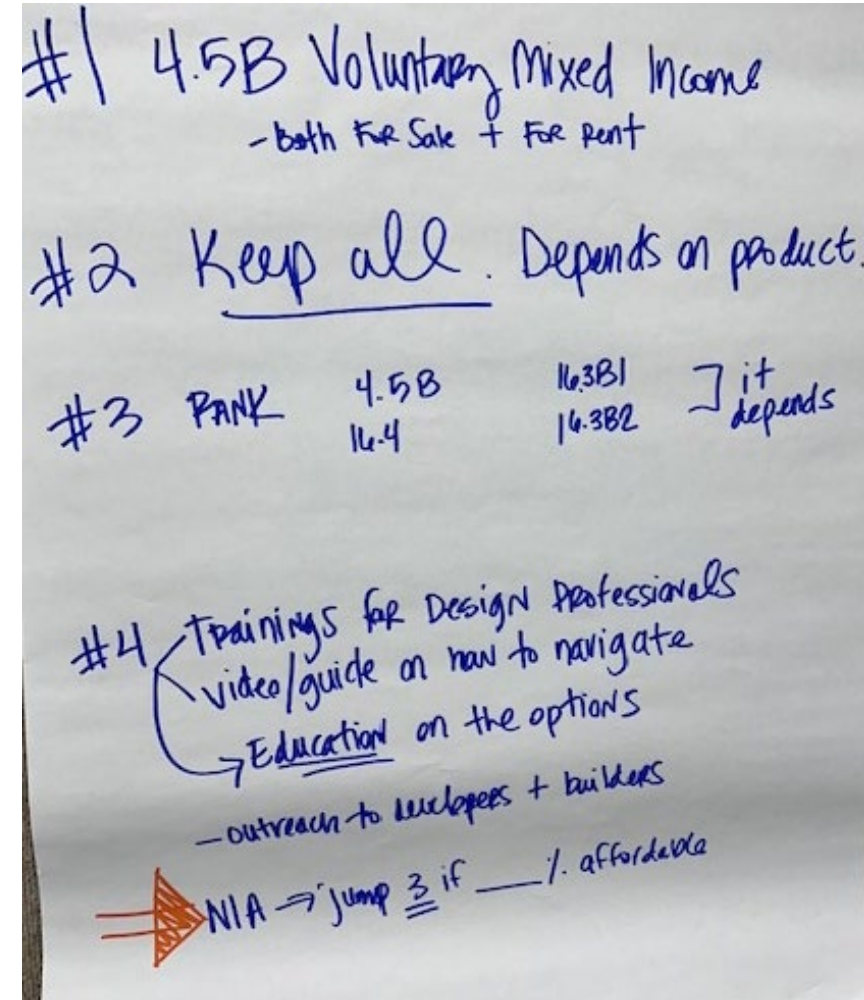
Workshop Goals:

Technical conversations:

- to assess current UDO incentives
- develop recommendations to remove barriers for affordable housing projects AND inclusion in market rate projects in the UDO

Incentives: What's Working

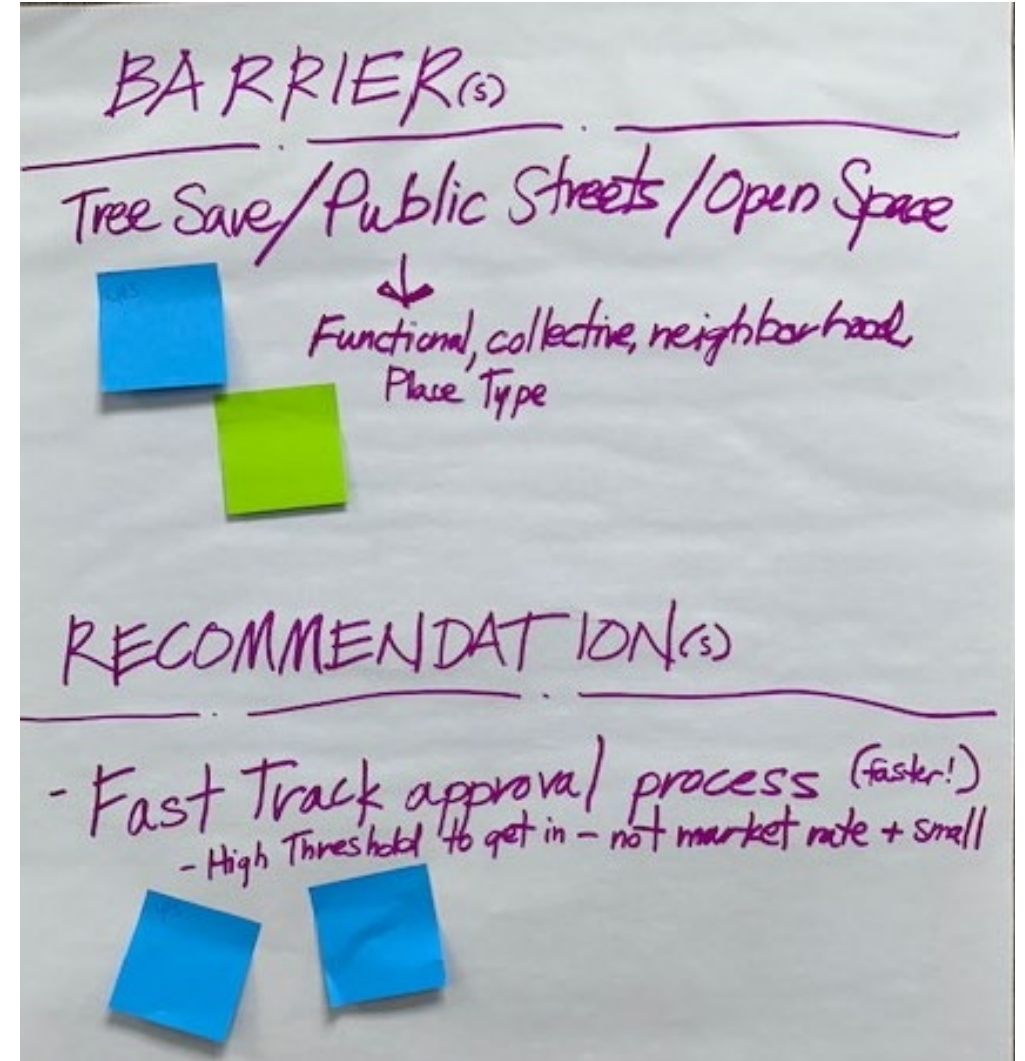
- Fee in lieu/Height bonus is a productive tool (\$19M committed since 2019) but not for mid-rise and affordable projects ✓
- Current options for mid-rise and affordable projects are ok:
 - Voluntary mixed income density bonus ✓
 - Horizontal density bonus ?
 - Relief from limited ordinance requirements ?



Workshop Recommendations

Recommendations:

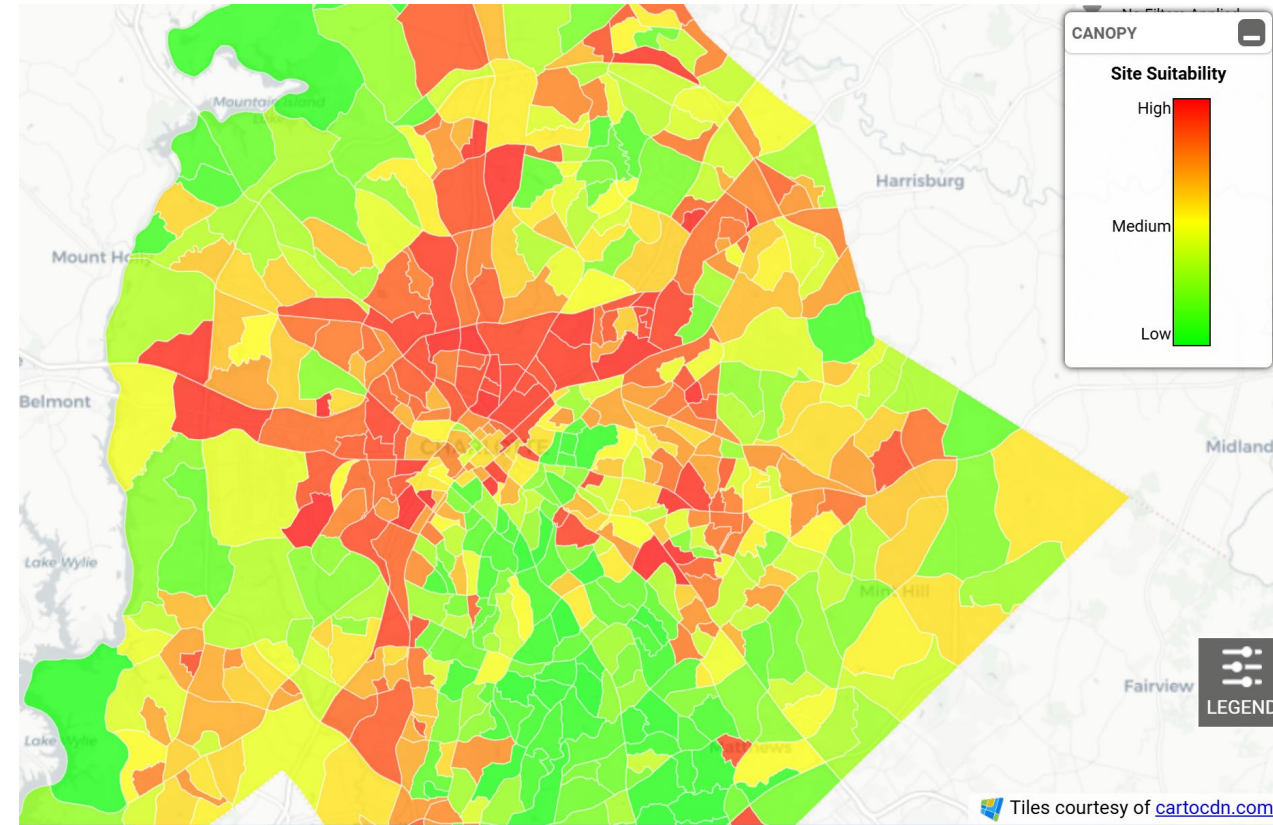
- More incentives for mid-rise construction as density/height bonus doesn't work
- Ordinance relief requested for tree save, stormwater, public streets, open space
- Lower required set-aside (% of units, % AMI) for tools to make them more viable
- Streamline the approval process



New Affordable Housing Ideas/Efforts

New Idea:

- Create a tree mitigation bank that can be used **as an option for affordable projects to meet tree save requirements** (*gives 15% of the site back for development*)
 - Prioritize mitigation bank purchases in areas of low canopy
- Plant trees on site using Canopy Care Funds



New Affordable Housing Ideas/Efforts

- **Education, training and awareness of existing incentives is greatly needed**
- Test horizontal density bonus and refine
- Evaluate additional development costs that may have creative mitigation solutions
- Continue hosting workshops with key technical stakeholders to develop/refine incentives



Questions/Discussion