



Residential Development in the UDO

City Council
March 25, 2024



Agenda

- **Setting the Stage: Where are we now?**
 - Charlotte's vision for housing
 - What are we seeing?
 - Market Trends

- **TPD Referral Update**
 - File Conservation Development Text Amendment March 25
 - Discuss upcoming recommended changes

Charlotte's Vision

➤ Charlotte Future 2040 Comprehensive Plan

- GOAL #2 Neighborhood Diversity and Inclusion: Charlotte will strive to have a diversity of housing options by increasing the presence of middle density housing
- GOAL #3 Housing Access for All: Charlotte will ensure opportunities for residents of all incomes to access affordable housing

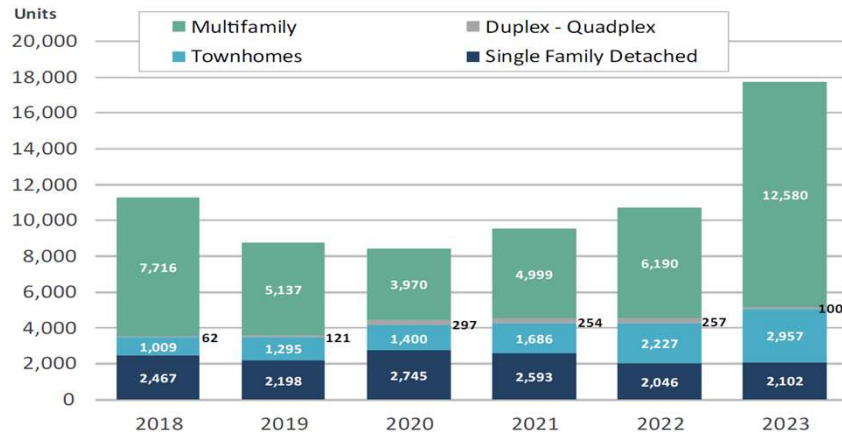


What Are We Seeing?

- Limited numbers of new infill duplexes and triplexes
- Apartment construction is booming, but there is no pipeline
- Numerous requests for townhome projects
- ~90% residential subdivisions submitted are duplexes and triplexes using conservation development option

Market Trends

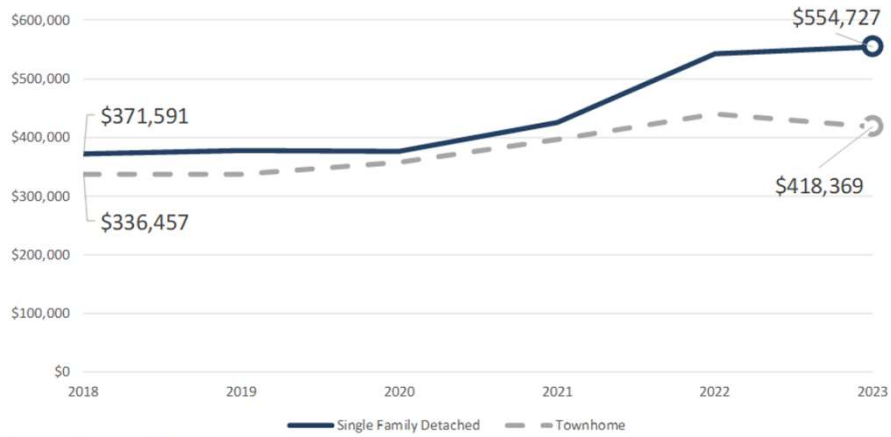
Figure 3. New Construction Building Permits Issued (Units) - Charlotte, 2018-2023



Source: City of Charlotte; Economic & Planning Systems

Market Trends

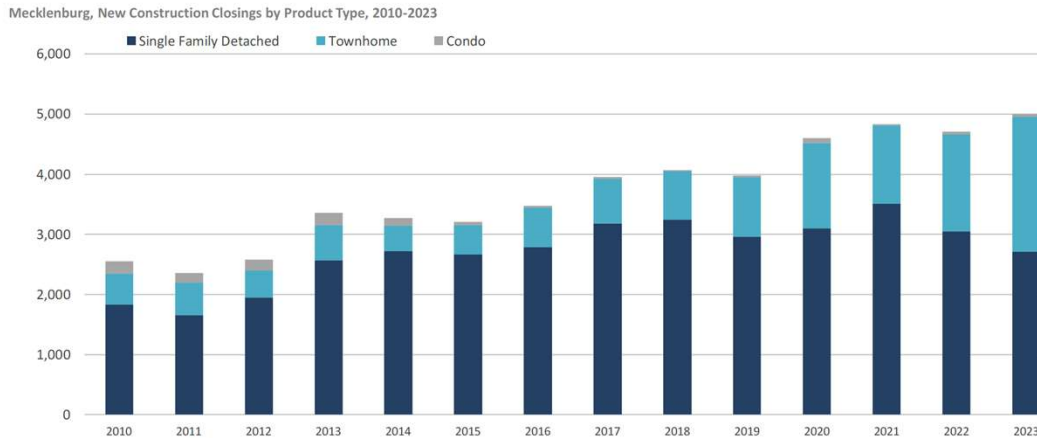
Figure 8. Charlotte Average Home Prices for New Construction, 2018-2023



Source: Zonda; Economic & Planning Systems

Market Trends

Figure 7. Mecklenburg County New Construction Closings by Type, 2010-2023



City Council Referral

City Council referral for staff to recommend alternative options, including a schedule, for potential changes to the UDO for allowing duplexes and triplexes in larger projects developing by-right in residential zoning.

➤ TPD Committee

- Aug 2023
- Sep 2023
- Feb 2024

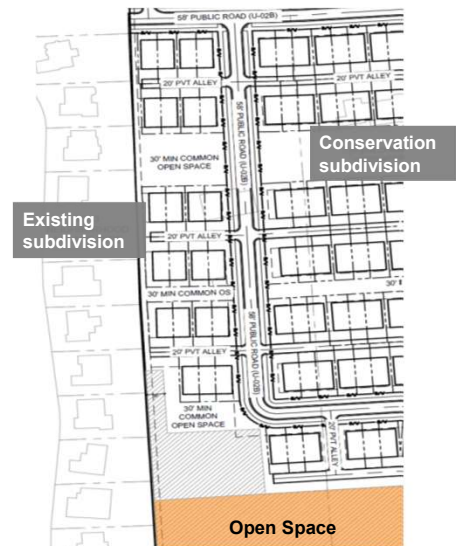
➤ Considerations for potential changes:

- **Quantity** of units
- **Quality** of the development
- **Location** of the development

Conservation Development Text Amendment

Conservation Development Text Amendment

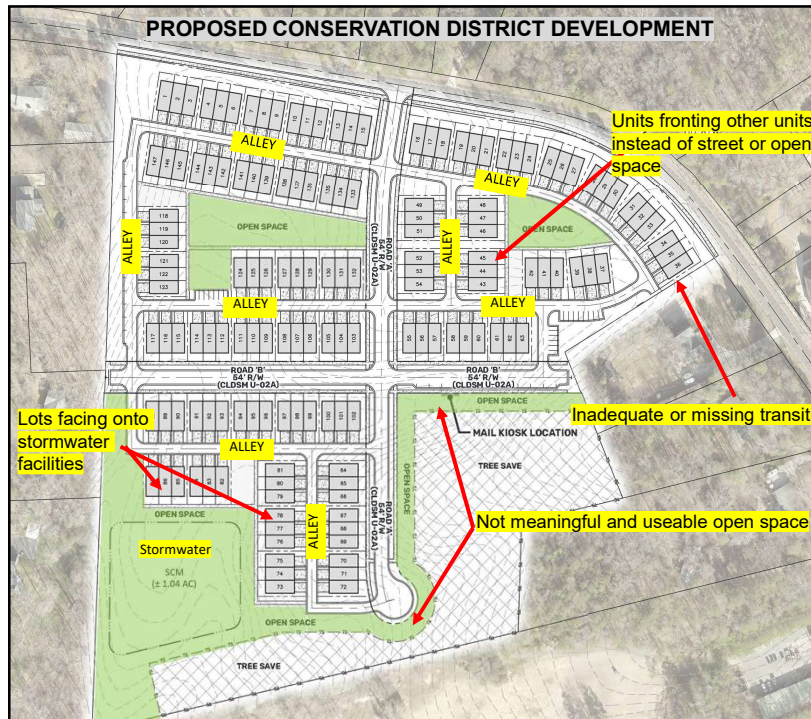
- A Conservation Residential Development is a **development option** available in the UDO in most Neighborhood 1 (N1) zoning districts
- Conservation residential developments allow for a **50% reduction in lot size** in exchange for additional open space



What is Conservation Development?



Clustered housing with smaller lot sizes in an effort to maximize the preservation of natural resources and/or usable open space



What Are We Seeing?

- Inadequate transitions
- Units fronting other units
- Quality of common open space does not meet the intent
- Access provided by alleys/driveways instead of public streets

Conservation Development Text Amendment

- **Increase the quality and quantity of conservation/open space**
 - Require an additional 15% tree save/open space = **40%** total
 - Increase minimum project size to **5 acres**
 - Increase minimum dimensions of open space
 - Increase standards for useable open space
- **Increase transitions and public street requirements**
 - Add additional perimeter buffer requirements
 - Require lots to front public streets or open space (not private streets or alleys)

Schedule for Conservation Text Amendment

- | | |
|--|--|
| <ul style="list-style-type: none"> ➤ Community Engagement <ul style="list-style-type: none"> ✓ March UDO Advisory Committee ✓ March Stakeholder Meetings • April 2 at 12PM • April 9 at 6PM • Info on CharlotteUDO.org • Email blasts | <ul style="list-style-type: none"> ➤ Council/Committee Schedule <ul style="list-style-type: none"> • March 25: File Text Amendment • April 9: Planning Commission • April 15: Public Hearing • April 30: Zoning Committee • May 20: Council Action |
|--|--|

Upcoming Recommendations

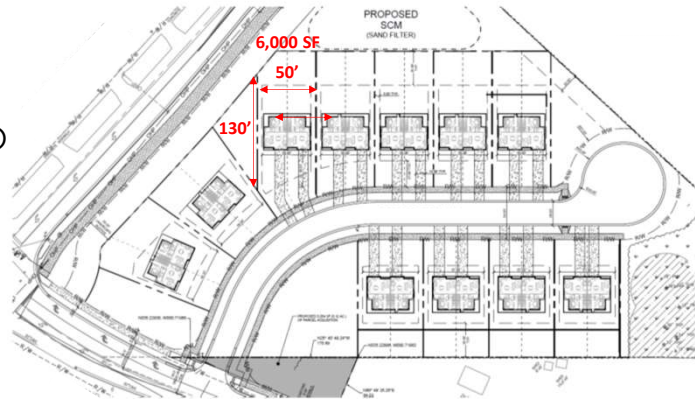
Recommendation #1

Prioritize New Housing Supply in Key Locations

- **Create a Compact Development Option for new residential subdivisions 2+ acres**
 - Allow smaller lot sizes than base standards
 - Allow for affordable housing projects and developments near Centers and high frequency transit
 - Explore other priority locations

Compact Development Option

- Many new subdivision projects need smaller lot sizes
- Current lot standards in the UDO **protect lotting patterns of existing neighborhoods**
- **Allow lot reductions** to create additional supply

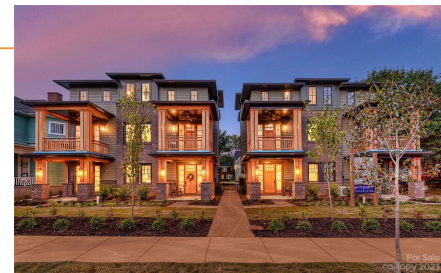


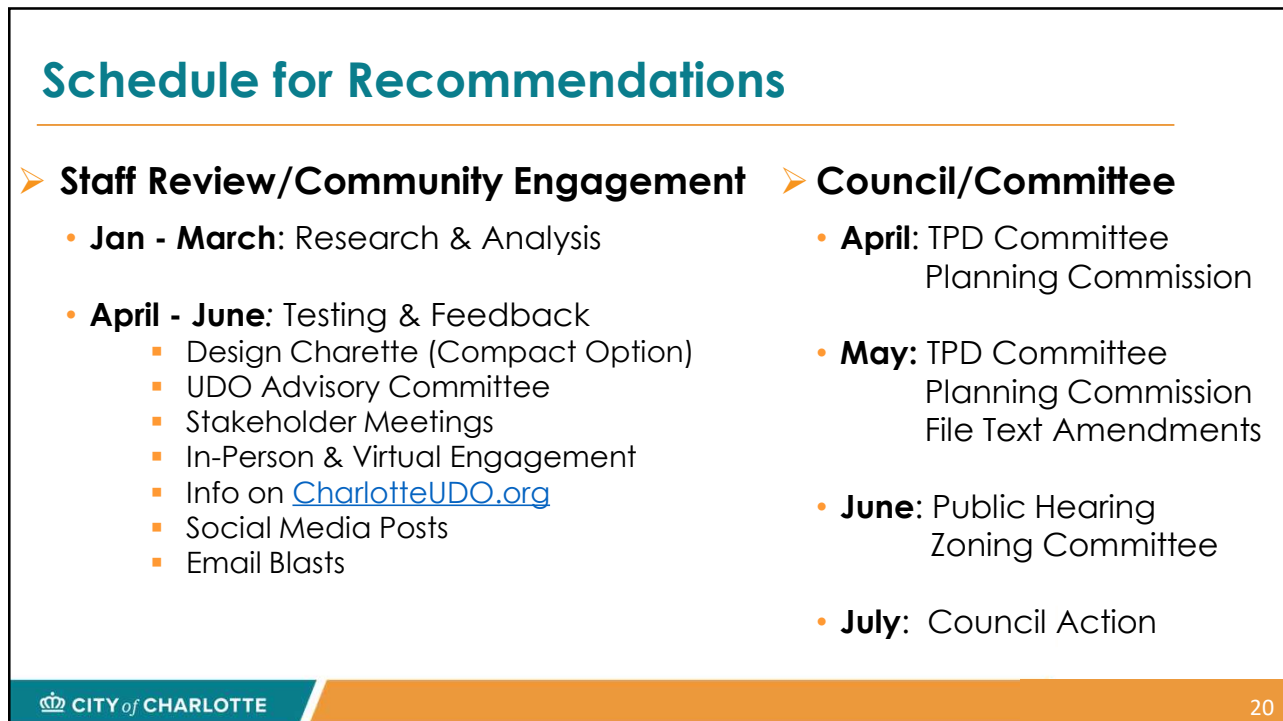
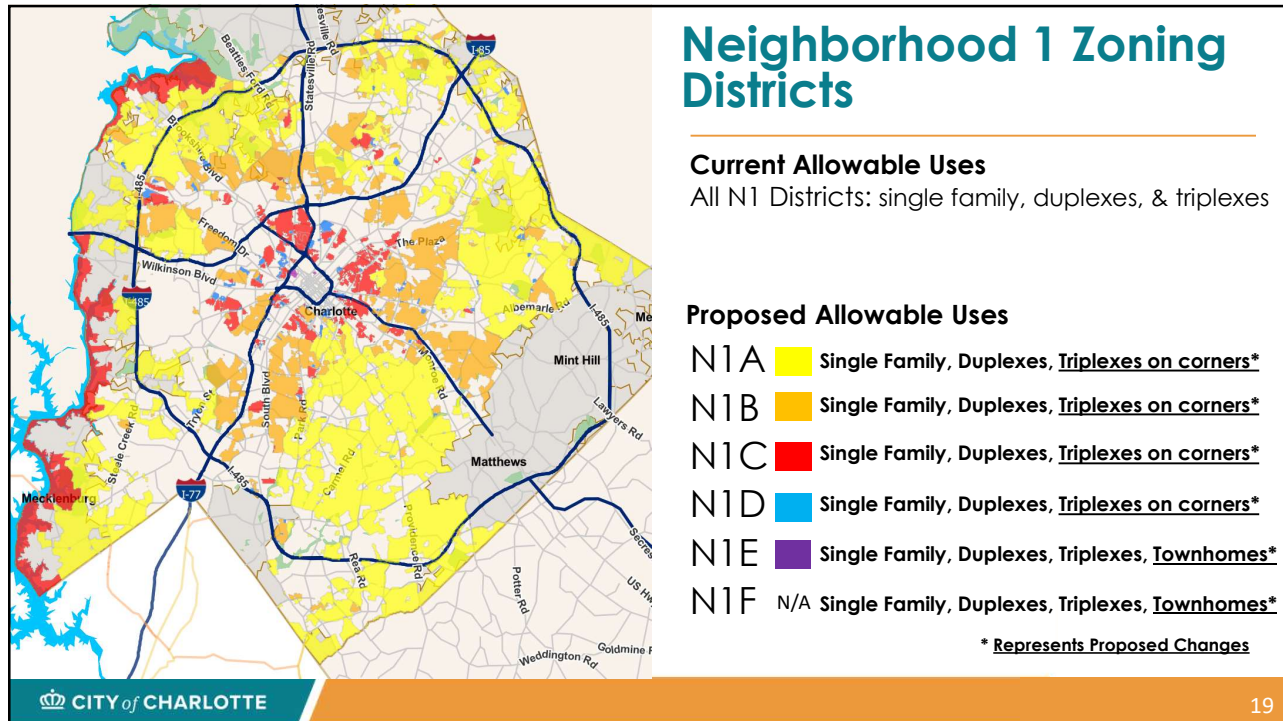
Proposed Affordable Housing Development
N1A Zoning District

Recommendation #2

Right-size Housing Diversity

- **On infill lots and in new subdivisions:**
 - Limit triplexes to corners only in N1A, N1B, N1C, and N1D
 - Allow townhomes in N1E and N1F (4-5 units per building)
 - Review duplex lot standards to improve viability





Discussion