

Text Amendment Updates

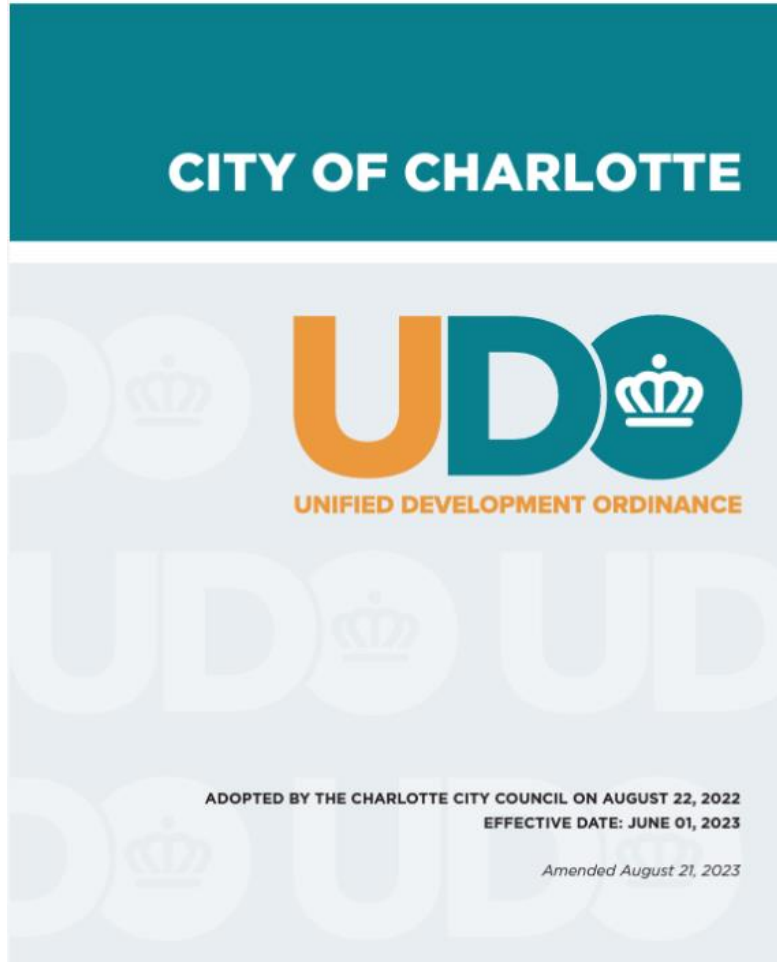
Schedule and Strategy Update on Text Amendments
Transportation, Planning and Development
Committee

Agenda

- Clean-up Text Amendment
- By the Numbers
- 3 Phases of Residential Text Amendments
 - Phase 1: Conservation Development
 - Phase 2: Compact Development
 - Phase 3: Residential Supply
- Summarizing proposed residential development options in the UDO
- Schedule

Clean-Up Text Amendment

Text Amendment 2024-033 Background



- Text Amendment Filed: **March 5, 2024**
- Updated Filing: **April 19, 2024**
- Addresses multiple items **identified by community, industry, and staff**
- Virtual **Community Engagement** info sessions: **May 7, 2024**
- Public Hearing: **May 20, 2024**

Text Amendment 2024-033 Overview

- **Updates the UDO for clarity.** This includes updates to existing **general definitions** and introducing definitions for new terms.
- **Clarifies existing uses,** existing use permissions, and existing prescribed conditions, and **introduces new uses and new prescribed conditions.**
- **Revises dimensional and design** standards and open space requirements for zoning districts, where applicable.
- **Adjusts** certain select **landscape and tree planting and preservation** standards.
- **Re-establishes** an **Alternative Compliance Review Committee** and establishes a framework for alternative compliance with certain select standards.

3 Phases of Residential Text Amendments

By the Numbers

- ~**11,300** acres of parcels 2+ acres in the City and ETJ zoned for Neighborhood 1 Uses is developable
 - 55% is within City of Charlotte
 - 45% is within the ETJ
- **24%** of total acres in the City and ETJ zoned for Neighborhood 1 uses and developable is within the Critical and Protected Watershed OR the Airport Noise Overlay District
- **143,048** total Neighborhood 1 Housing Units in Charlotte
- **8,844** Neighborhood 1 Housing Units have been submitted by right since 7/1/2023 under the new UDO
 - 3,270 vested
 - 5,574 sketch plans (not yet vested)

Residential Text Amendment Preview

▶ Conservation (Phase 1)

- *Purpose:* Sites with constraints
- *Why Now:* Extreme volume of low quality sites being submitted
- *Addition after Public Hearing:* Added an additional affordable housing incentive

▶ Compact (Phase 2)

- *Purpose:* Modern Housing Supply Tool
- *Why Now:* Create a modern tool for increasing housing supply

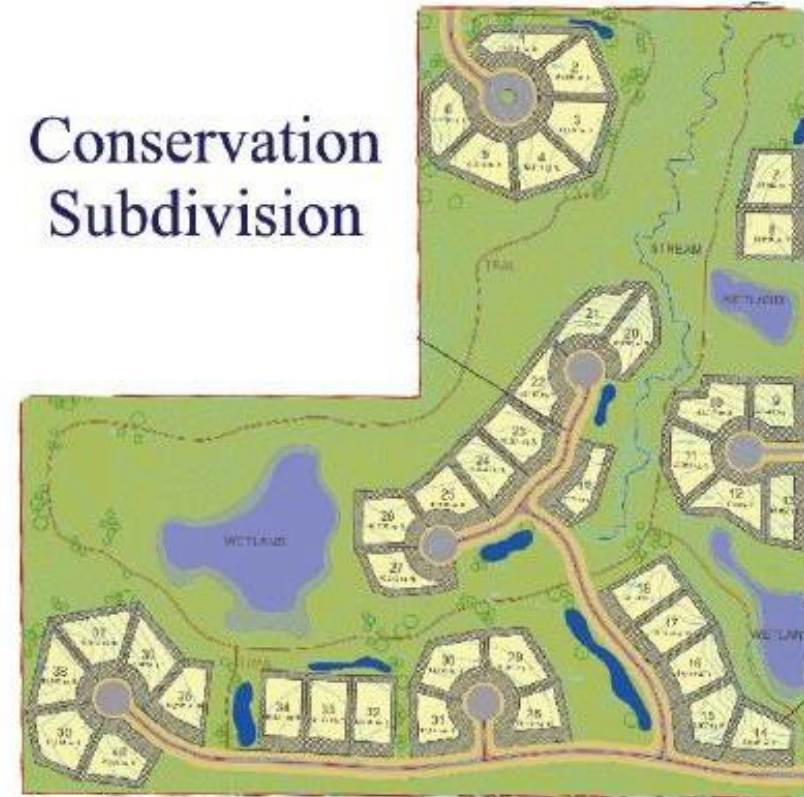
▶ Residential Supply (Phase 3)

- *Purpose:* Right-size housing diversity/location and add more housing tools
- *Why Now:* 1 year audit resulted in recommended actions
 - More flexibility for cottage courts
 - More flexibility for ADUs
 - Greater allowance for stacked quads (2 up, 2 down) and townhomes

Phase 1: Conservation Standards

Purpose: Modify standards to improve quality of development and intent of a conservation development

- Require an additional 15% tree save/open space = 40% total
- Increase minimum dimensions and standards of open space
- Require public streets and traditional alleys for limited access
- Require lots to front public streets, green areas, or open spaces (not private streets or alleys)
- Add additional perimeter buffer (landscape yard) requirements
- **NEW!** Increase Voluntary Mixed Income Bonus if 50% affordable go up 2 districts in lot standards (e.g., N1-A sites can use N1-C lot standards)



Protecting Mixed Income and Affordable Housing Development

NEW! Increase Voluntary Mixed Income Bonus if 50% affordable go up 2 districts in lot standards (e.g., N1-A sites can use N1-C lot standards)

- ▶ Modification to standards is recommended based on conversations with affordable housing development community
- ▶ Allows for smaller lot sizes without exchange for other community benefits given the nature of the project providing affordable housing
- ▶ All units are not required to be affordable and can be for rent or sale



What are we seeing?

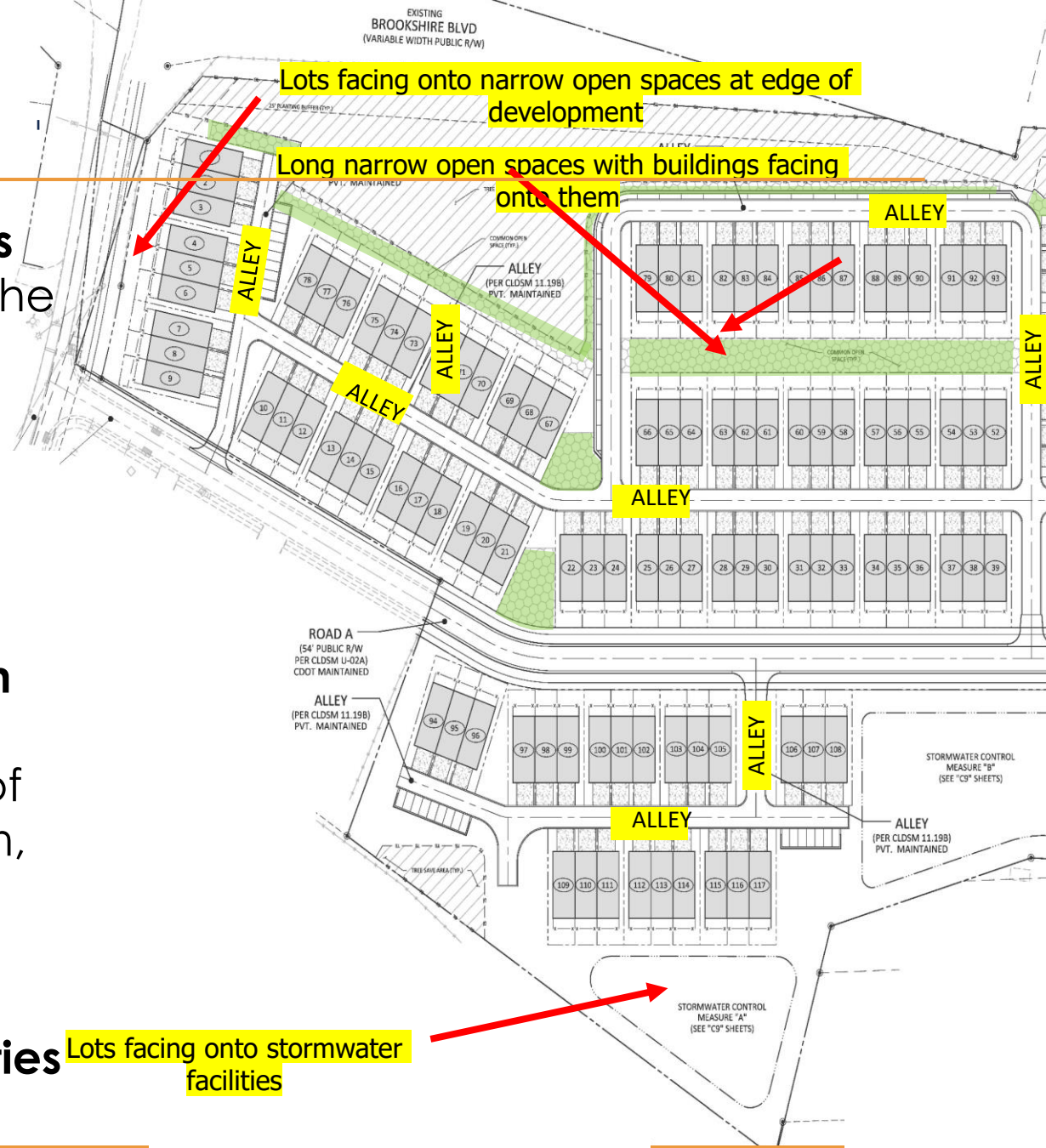
➤ Primary access by alleys instead of public streets

- Does not meet CDOT standards and will be the responsibility of the HOA
- Lack of full sidewalk system and street trees
- Residents will forever bear costs to maintain roads, water, sewer, and stormwater infrastructure

➤ No commitment to quality usable common open space

- Lots facing onto stormwater facilities, slivers of open spaces with buildings facing onto them, open space inaccessible to residents

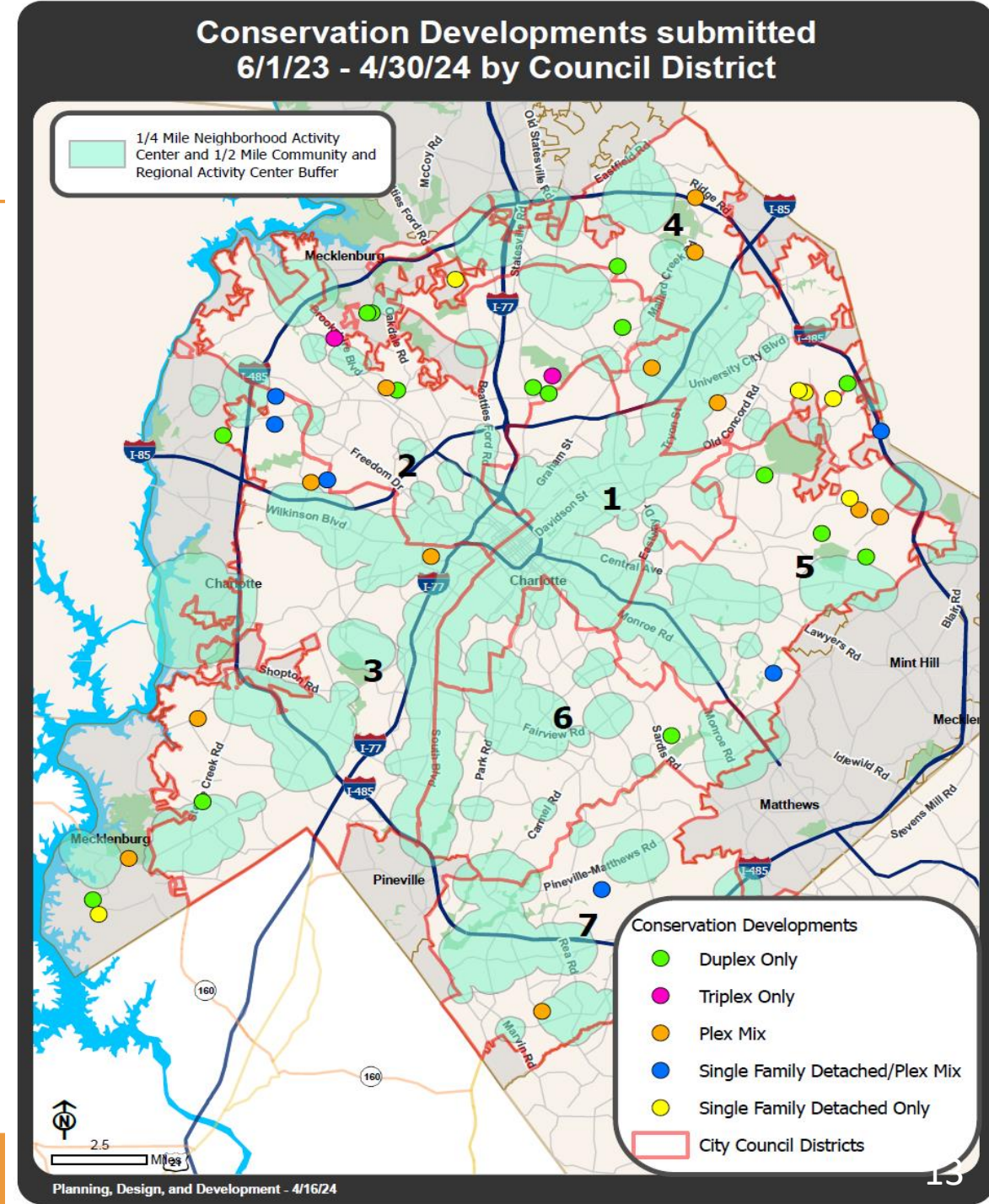
➤ Inadequate or missing transition between conservation development and abutting properties





Conservation: Why Now?

- 92% of submittals using a tool that was intended to be for environmentally sensitive areas
- Large majority are not near centers and large numbers are in the ETJ
- 94% of units in the Arc; 6% in the Wedge



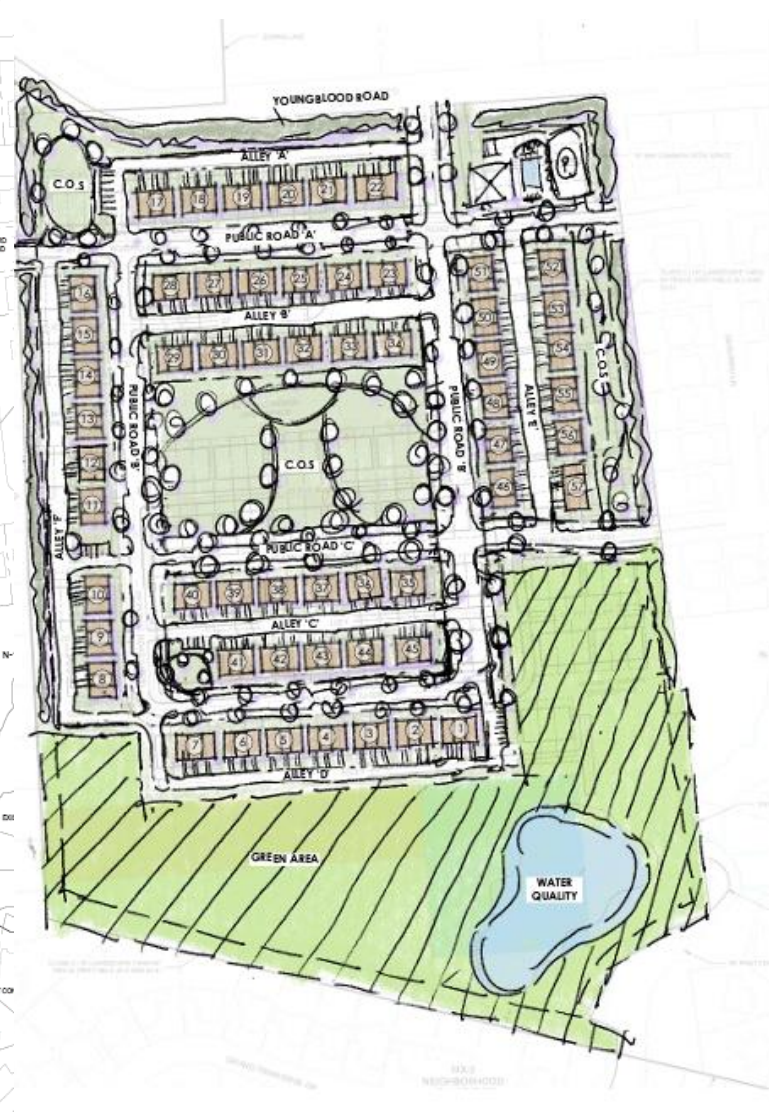
Site Area: 38.6 acres

Zoning: N1-A

SUBMITTED SKETCH PLAN

ALTERNATIVE CONCEPT PLAN

Regulations	Approx. # units
Pre-UDO	115
Pre-UDO w/cluster	130
Current Conservation	203 (56% higher than pre-UDO cluster)
Proposed Conservation	170 (30% higher than pre-UDO cluster)



Compact: Why Now?

- Modern construction in new subdivisions need smaller lot sizes
- The lot standards in the UDO protects lotting patterns in existing neighborhoods
- A tool is needed to capture the current market where financing and the market are aligned with new subdivisions of attached products

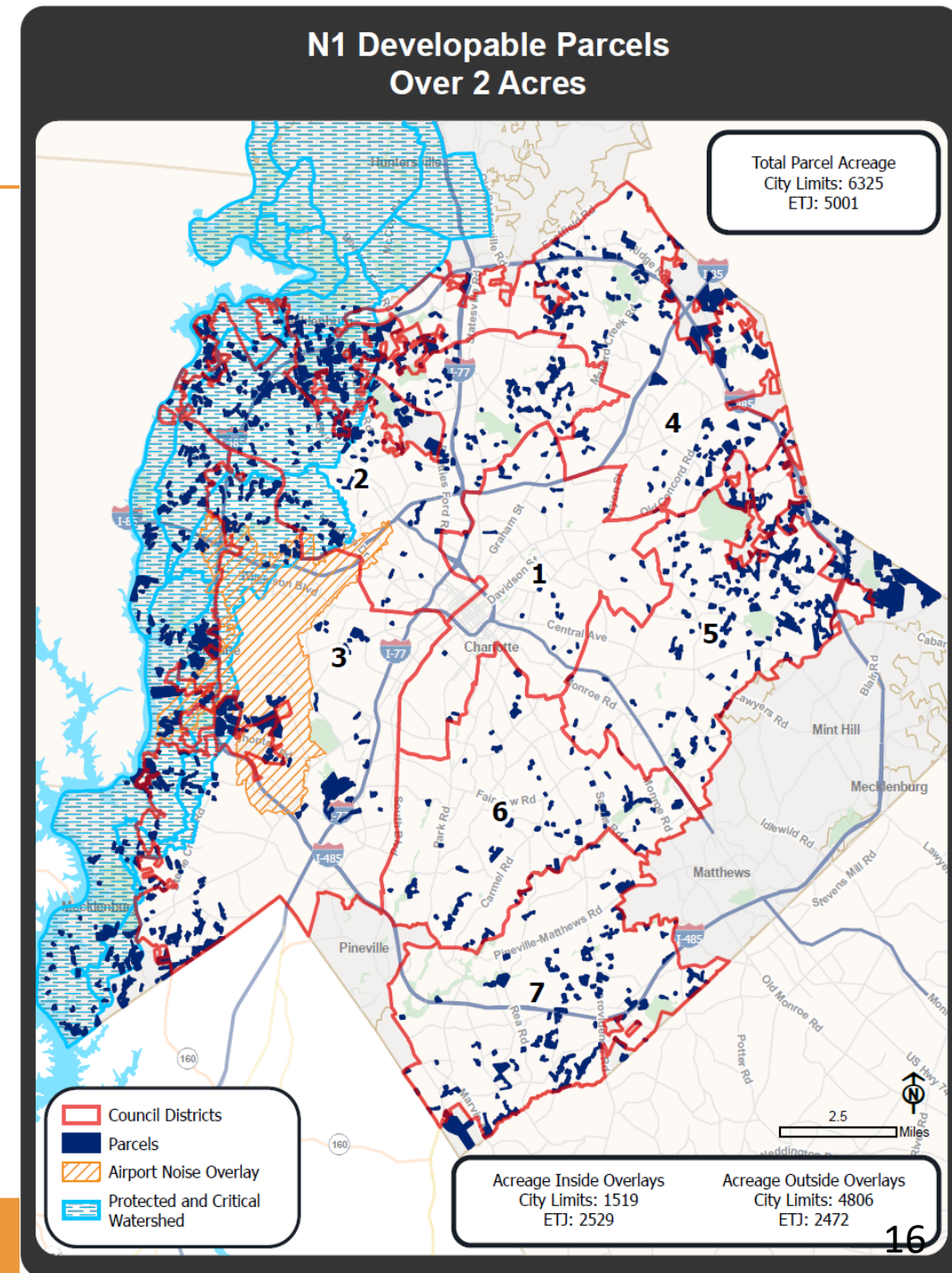


Phase 2: Compact

- Create a new by-right development option allowing smaller lots sizes similar to Pre-UDO Cluster Development Standards
- Allow new subdivisions 2+ acres to reduce lots sizes with additional 5% open space

	Current Min Lot Size	Proposed Min Lot Size	Current Lot Width	Proposed Lot Width
N1-A	10,000	5,000	70	50
N1-B	8,000	3,500	60	40
N1-C	6,000	3,000	50	30
N1-D	3,500	3,000	40	30

- Allow everywhere **except Protected & Critical Watersheds, Airport Noise Overlay**
- **Add townhomes in Phase 3** when adjacent to Centers and transit corridors



Proposed Neighborhood 1 Development Types

**Existing:
Base Development**
Infill Sites less than 2 acres,
Neighborhood Extensions, ETJ

**Phase 1:
Conservation**
Sites that have Environmental
Features, Watershed Protection
Areas, Steep Topography, ETJ

**Phase 2:
Compact Development**
Sites over 2 acres with Minimal
Environmental Constraints,
Majority of Larger Development
Parcels

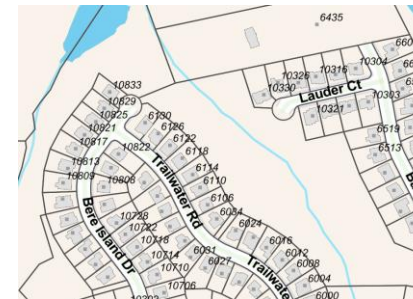
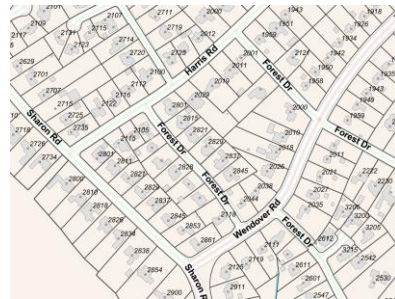
Goal/Estimated Percentages of
Development by Type

~20%-30%

~5%-15%

~60%-75%

Development Pattern/Lot
Platting



Street View



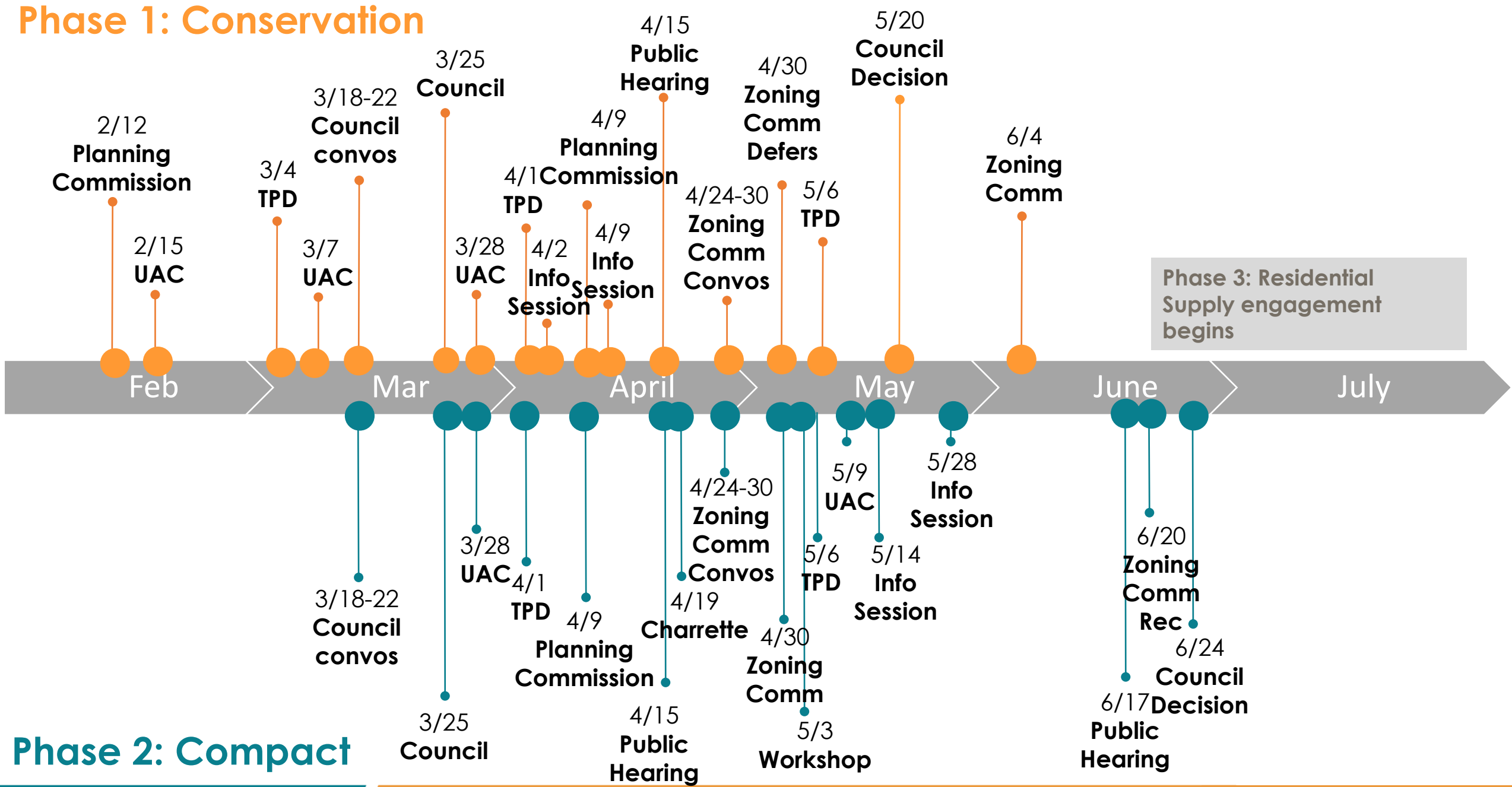
Yields

Pre-UDO + Duplexes/Triplexes

Pre-UDO Cluster
OR
Base Development + 5%-20%

Base Development + 30-50%*
*testing in progress
(Greater than pre-UDO Cluster)

Phase 1: Conservation



Phase 3: Residential Supply engagement begins

Phase 2: Compact

Staff Recommended Schedule

➤ Conservation (Phase 1)

- *April 30: Zoning Committee Recommendation (ZC recommended a deferral until the June 4 meeting)*
- *May 20: Council Decision*

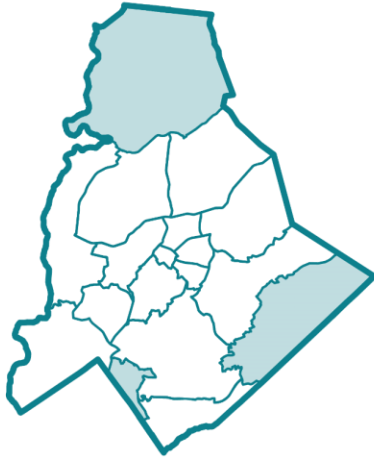
➤ Compact (Phase 2)

- *May 9: UDO Advisory Committee*
- *Week of May 13: Filing*
- *June 17: Public Hearing*
- *Week of June 17: Zoning Committee Recommendation*
- *June 24: City Council Decision*

➤ Residential Supply (Phase 3)

- *Summer: Research and Engagement*
- *Fall: Public Hearing and City Council Decision*

Questions and Discussion



CHARLOTTE FUTURE 2040 COMMUNITY AREA PLANNING

Implementing the Charlotte Future 2040 Comprehensive Plan

TRANSPORTATION, PLANNING & DEVELOPMENT COMMITTEE

MAY 6, 2024



Agenda

- ◁ Community Area Planning Overview
- ◁ Recent Deliverables
 - Revised Policy Map
 - Policy Map Manual
 - Staff Responses to Phase 2 Comments
- ◁ Next Steps & Call to Action

**VISION
AND
GOALS**



The Vision For Our Growth



**IMPLEMENTATION
INITIATIVES**

Mapping
Tools and
Guidance for
Public and
Private
Investment



**How We GROW
LAND USE**



**How We CONNECT
MOBILITY**



**How We BUILD
DEVELOPMENT**



**Alignment
Rezoning**



Community Area Planning (CAP)

Purpose: Provide community-level guidance for growth & development (*including places, mobility, open space, capital facilities, community facilities & amenities*)

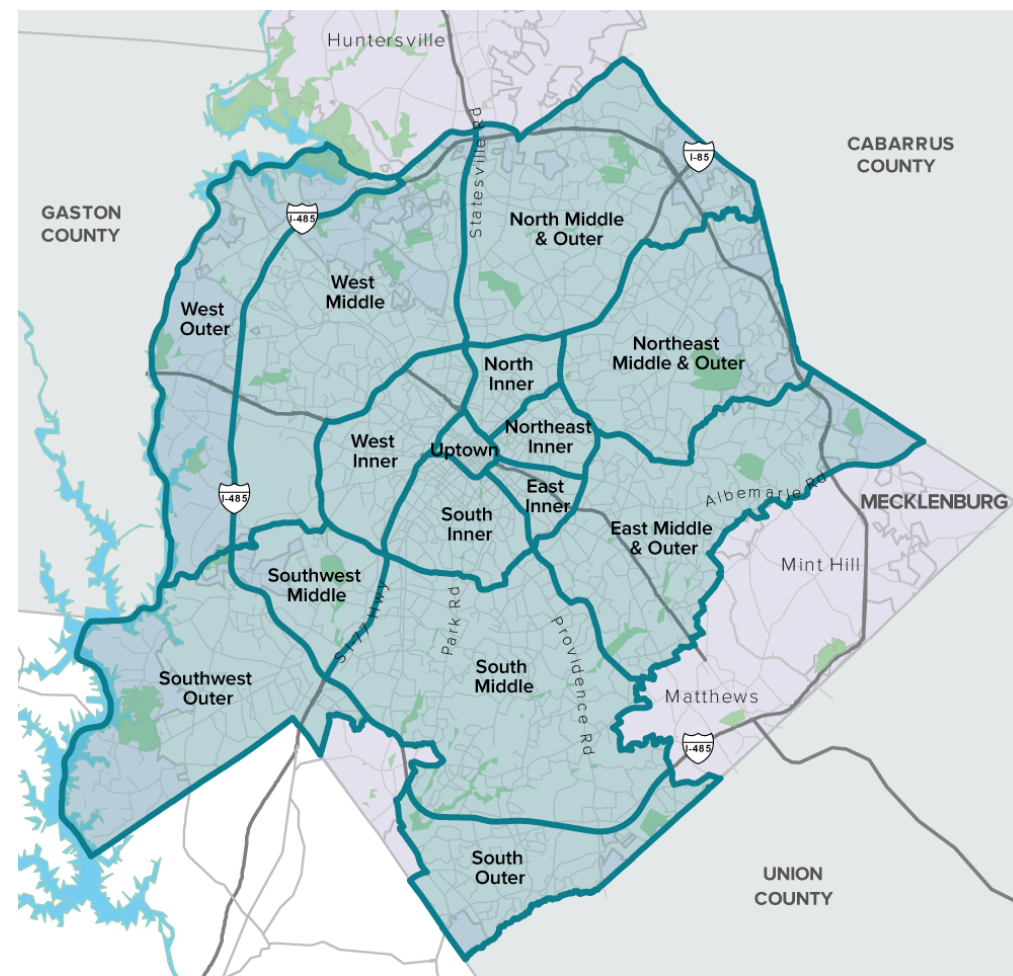
Approach:

- Citywide = Equitable
- Larger geographies = Efficient

Expected Outcomes:

- 14 Community Area Plans
 - Policy Map Refinements
 - Planned + Needed Projects/Programs
 - Illustrative Concepts
 - Implementation Strategy
- Refined 2040 Policy Map

Community Area Planning Geographies





Process + Plan Components

WINTER 2023

Phase 1
Set The Stage



Identify a community's priorities for action

SPRING - FALL 2023

Phase 2
Create Great Places



Ensure future development supports a community's priorities

SPRING - FALL 2024

Phase 3
Support The Vision



Recommend projects and programs to support a community's priorities

FALL 2024

Phase 4
Plan For Action



Develop an implementation strategy to address a community's priorities

WINTER 2025

Phase 5
Review & Adoption



Request for adoption of Community Area Plans by City Council



14 Community Reports:

Identifying community's greatest needs for improved access & reduced impacts



Revised Policy Map:

Incorporates community input & technical revisions for improved accuracy



Maps & Lists:

Identify planned & needed projects & programs



Implementation Strategy:

Timing & Partnerships needed to put recommendations into actions

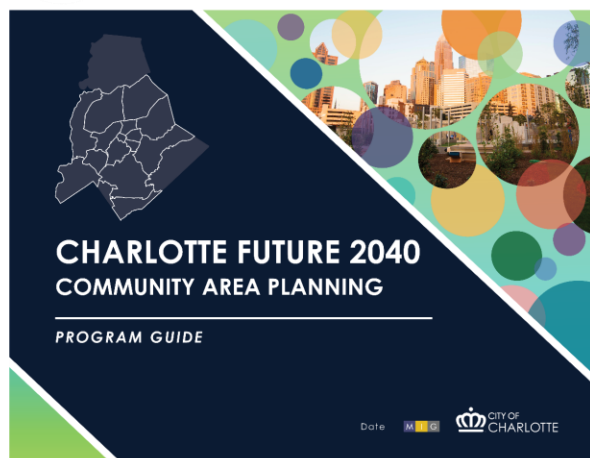
We are here



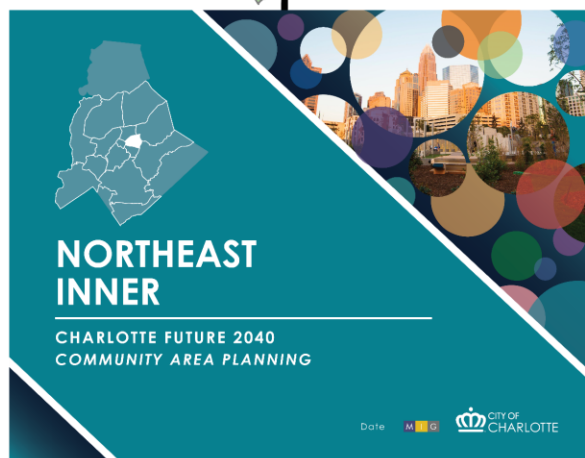
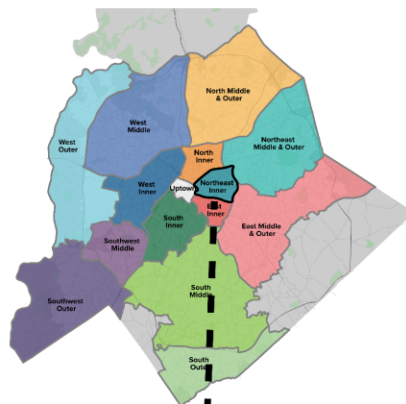
DRAFT Document Design

1 Guide

- # CAP OVERVIEW
- # COMMUNITY ENGAGEMENT SUMMARY
- # GLOSSARY OF TERMS



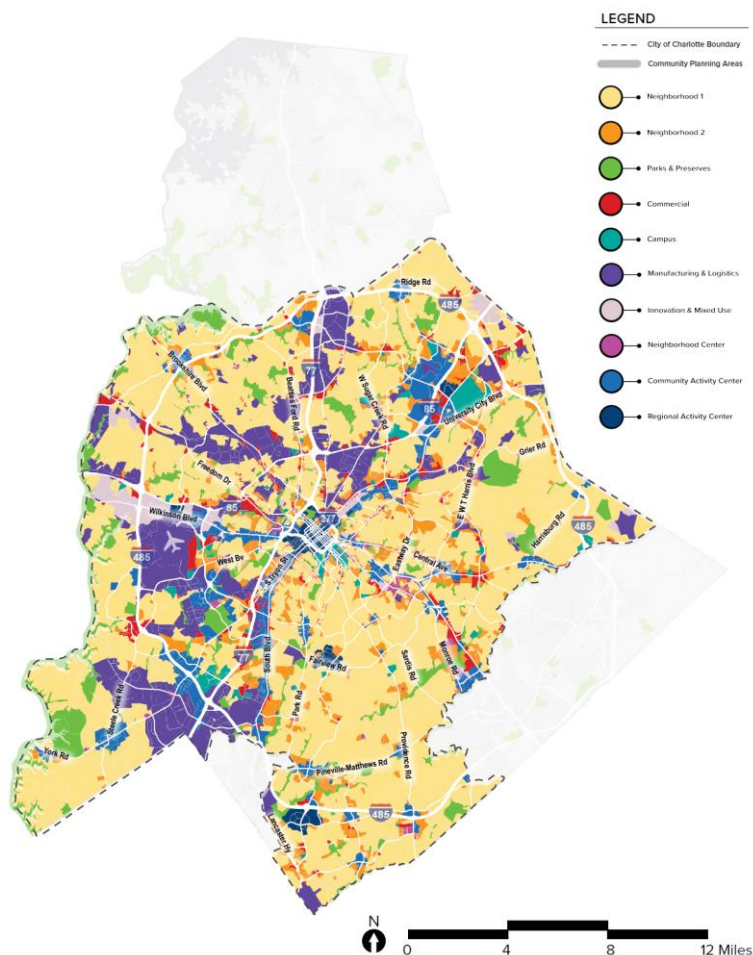
14 Plans



Plan Contents

- # COMMUNITY AREA PROFILE
- # GOAL PRIORITIES
- # FUTURE PLACE TYPES & ANTICIPATED CHANGE
- # PROJECTS & PROGRAMS
- # IMPLEMENTATION: FOCUS AREAS & ACTION ITEMS

What is the Policy Map?



- ▷ **A translation of the Comprehensive Plan’s “place-based” policies to specific geographies** and advances the community’s vision for growth.
- ▷ **Provides citywide direction for balancing future needs and opportunities equitably:**
 - Aligns future growth with infrastructure capacity
 - Addresses old land use policy by updating the entire city at once (65% of our community has outdated land use policy).
- ▷ **Place Type designations provide guidance for:**
 - Mix and proportions of land use + Building form and design
 - Mobility and parking
 - Open space



Refining the 2040 Policy Map

External Engagement

- Input = 42 Workshops, 42 Focus Areas
- **Community-Driven Revisions**
 - Balancing Priorities
 - Confirming the Vision
 - Enhancing Activity Centers
- **Alignment with Vision & Values**
- **Refined 1% of Policy Map**

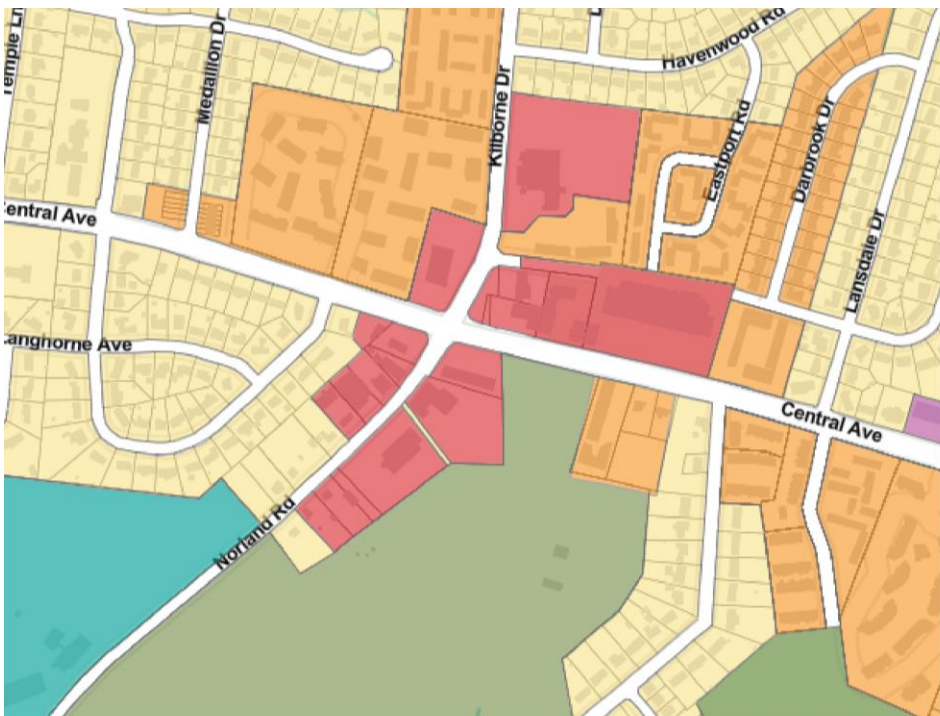
Internal Engagement

- Input = Partners (Alignment Rezoning, Corridors of Opportunity, Strategic Investment Areas, Park & Rec, Catawba Lands Conservancy, Centralina Council)
- **Technical Revisions**
 - Translation corrections
 - Edge refinements
 - Data updates
- **Improved accuracy**
- **Refined 5% of Policy Map**

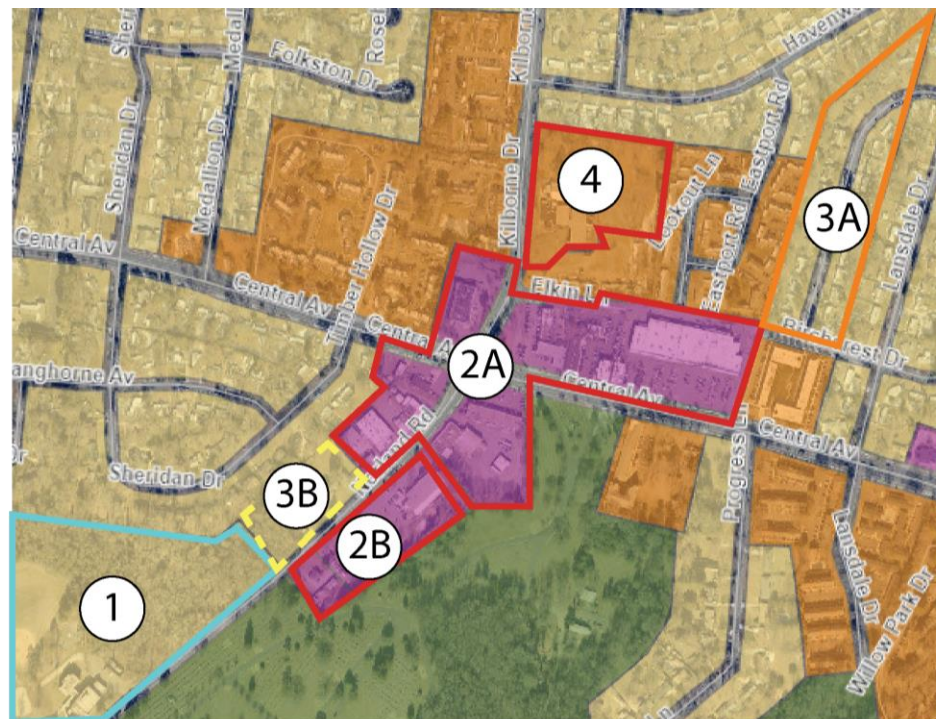
Total Change: 6% of Policy Map Refined

Refining the 2040 Policy Map

Adopted Policy Map



Revised Policy Map



External Engagement

- 2A: Support Centers
- 3B: Policy Manual
(Future Change)

Internal Engagement

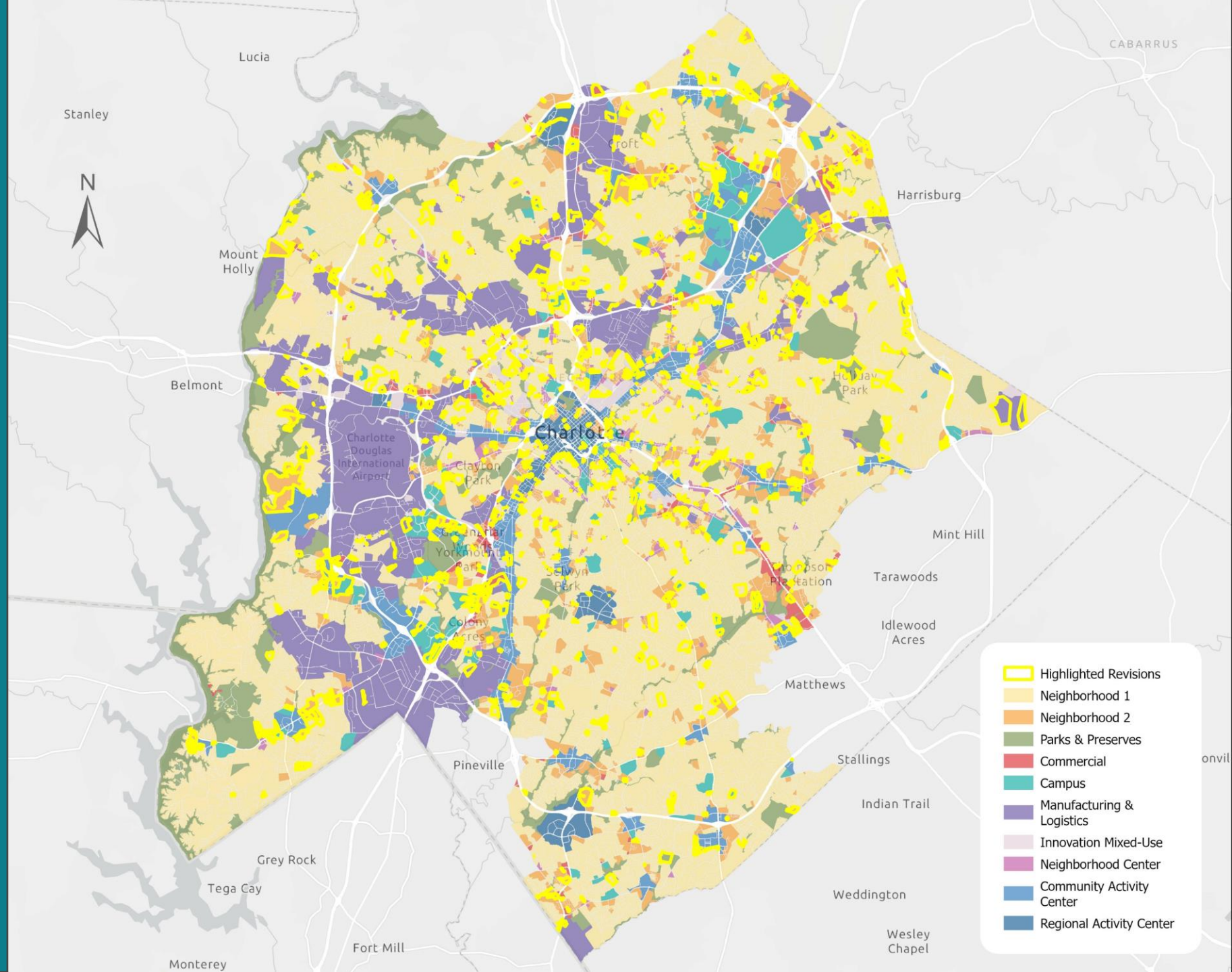
- 1: UDO Coord. (Campus)
- 2B & 3A:
ARZ Coord. (Entitlements)
- 4: ARZ Coord. (Edges)

Revised 2040 Policy Map

Reflects External & Internal Engagement

*Total Change: 6%**

**Revisions highlighted in yellow*





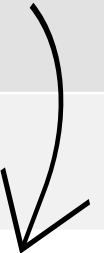
Policy Map Manual

- Policy Map Overview
 - Place Types
 - Preferred Adjacencies
- Policy Map + UDO Zoning Districts
- Policy Map Updates
 1. Planning Related Updates
 2. Minor Map Amendments (*via Rezoning*s)
 3. Major Map Amendments



Next Steps

Timeline	REVISED POLICY MAP & MANUAL	Ph. 3 CAP ENGAGEMENT
SPRING '24	1st Draft Revised Policy Map + Manual <ul style="list-style-type: none"> 90-day Public Comment Period 	Youth Community Planning Day ARZ Community Workshops CAP Pop-Up Events
SUMMER '24		CAP Focus Groups (UNCC Partnership) City of Charlotte Staff Workshops
FALL '24	2nd Draft Revised Policy Map + Manual <ul style="list-style-type: none"> 90-day Public Comment Period 	Phase 3 CAP Community Workshops (8)
WINTER '25	3rd Draft Revised Policy Map + Manual <ul style="list-style-type: none"> 90-day Public Comment Period 	Public Release: 14 Draft Plans



3 Ways to Provide Feedback

- Online Map Application
- Email
- In-Person Events

Hardcopies available at all libraries



Phase 3 Community Workshops

- 4 In-Person, 4 Virtual
- Stations: Mobility, Sustainability + Open Space, Public Services, Comm. Character
- Objective: Identify Planned + Needed Projects & Programs