

# Transportation, Planning and Development Committee

## Neighborhood 1 Development Tools and Next Steps

# Agenda

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- ▶ **How we got here?**
- ▶ **By The Numbers**
- ▶ **Observed Issues under UDO**
- ▶ **Tactics to address observed issues:**
  - Conservation Development (adopted 5/20)
  - Compact Development
  - Right Sizing Supply Text Amendment
- ▶ **Timeline**
- ▶ **Discussion**

# Adopted June 2021



1. 10-MINUTE  
NEIGHBORHOODS



2. NEIGHBORHOOD  
DIVERSITY AND  
INCLUSION



3. HOUSING  
ACCESS  
FOR ALL



4. TRANSIT- AND TRAIL-  
ORIENTED  
DEVELOPMENT



5. SAFE AND  
EQUITABLE MOBILITY



6. HEALTHY, SAFE, AND  
ACTIVE COMMUNITIES



7. INTEGRATED NATURAL  
AND BUILT  
ENVIRONMENTS



8. DIVERSE AND  
RESILIENT ECONOMIC  
OPPORTUNITY



9. RETAIN OUR  
IDENTITY  
AND CHARM

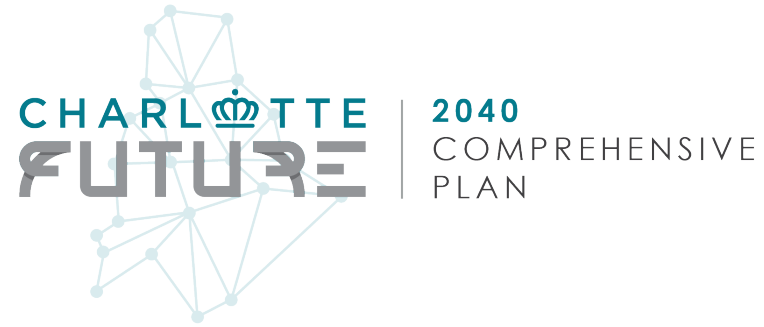


10. FISCALLY  
RESPONSIBLE

**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**



# Neighborhood 1: By the Numbers

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- Approximately **~127,600** acres of N1 Zoned Land in the City and ETJ (About 53.4% of overall land)
- **~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
- Infill Missing Middle Permitted: **256 Duplexes, 45 Triplexes (total units)**
- **93-95%** of all Missing Middle Permitted is development >1 Acre

# Background: Referral - Current

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- **Rationale:** We are seeing entire developments of duplexes and triplexes, i.e. Townhouses (all one housing type) in locations not suited for 2x/3x Density
- **Considerations** for potential changes:
  - **Quantity of units:**
    - Require mix of housing types in any development over 5 acres with Duplexes and Triplexes (June 22 TPD Meeting), specifically in areas zoned N1A/N1B
  - **Quality of units:**
    - Modify the development standards to increase open space, buffers between developments and other standards that impact walkability and livability
  - **Location of the development:**
    - Add locational qualities to limit large developments of duplexes and/or triplexes in areas not targeted for growth

# Residential Text Amendment Schedule

## ▶ Conservation (Phase 1)

### ▶ Addressed quality + quantity

(adopted May 20 2024)

- *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)

### ▶ Addresses quality + quantity + location

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

## ▶ Residential Supply (Phase 3)

### ▶ Calibrates + applies lessons learned

- *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

# Proposed Neighborhood 1 Development Types

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

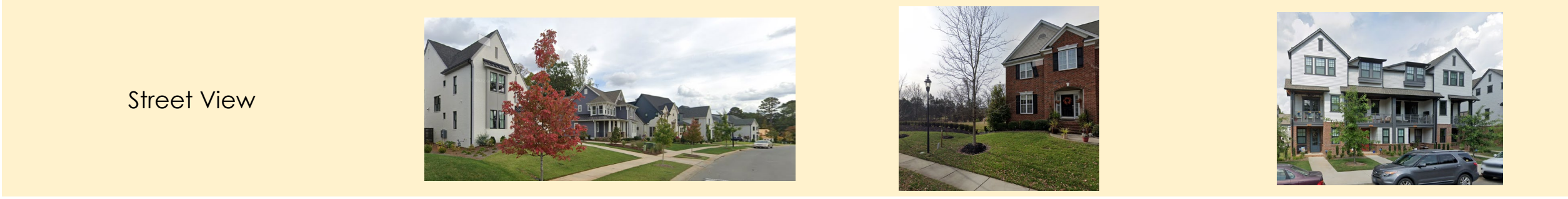
**Phase 1: Conservation**  
 Sites that have Environmental Constraints, Watershed Protection Areas, Steep Topography, Environmental Features, ETJ

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

Goal/Estimated Percentages of Development by Type

Existing: Base Development	~20%-30%	Phase 1: Conservation	~5%-15%	Phase 2: Compact Development	~60%-75%
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Development Pattern/Lot Platting



Street View

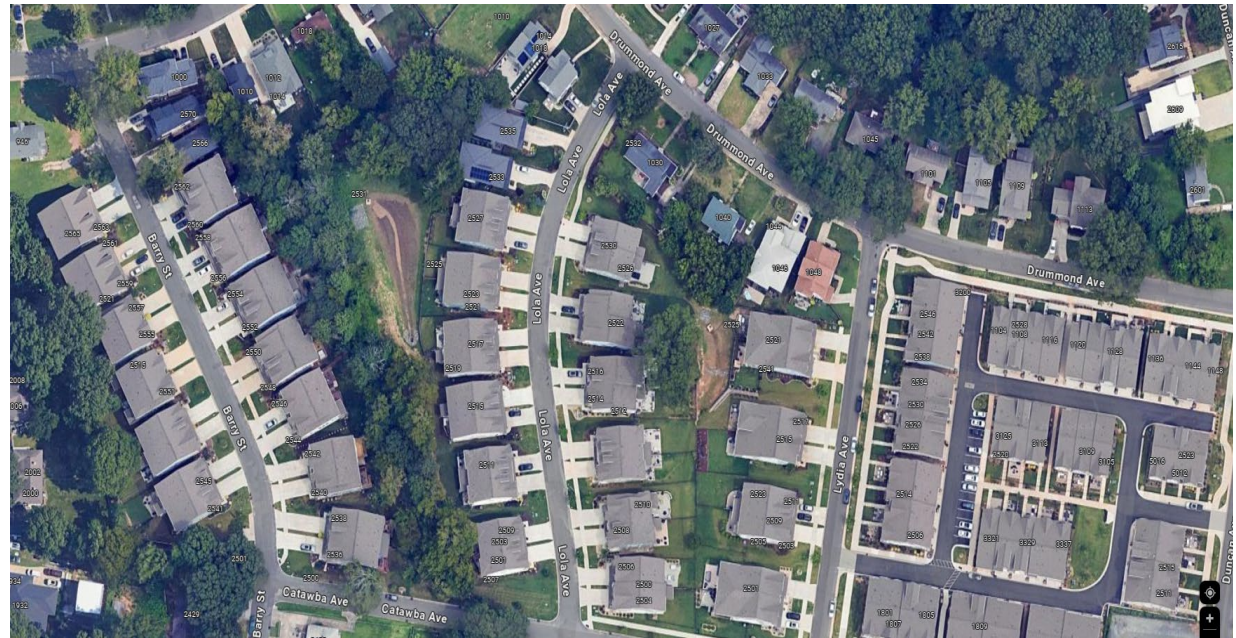
Yields

Existing: Base Development	Pre-UDO + Duplexes/Triplexes	Phase 1: Conservation	Pre-UDO Cluster OR Base Development + 5%-20%	Phase 2: Compact Development	Base Development + 30-50%* *testing in progress (Greater than pre-UDO Cluster)
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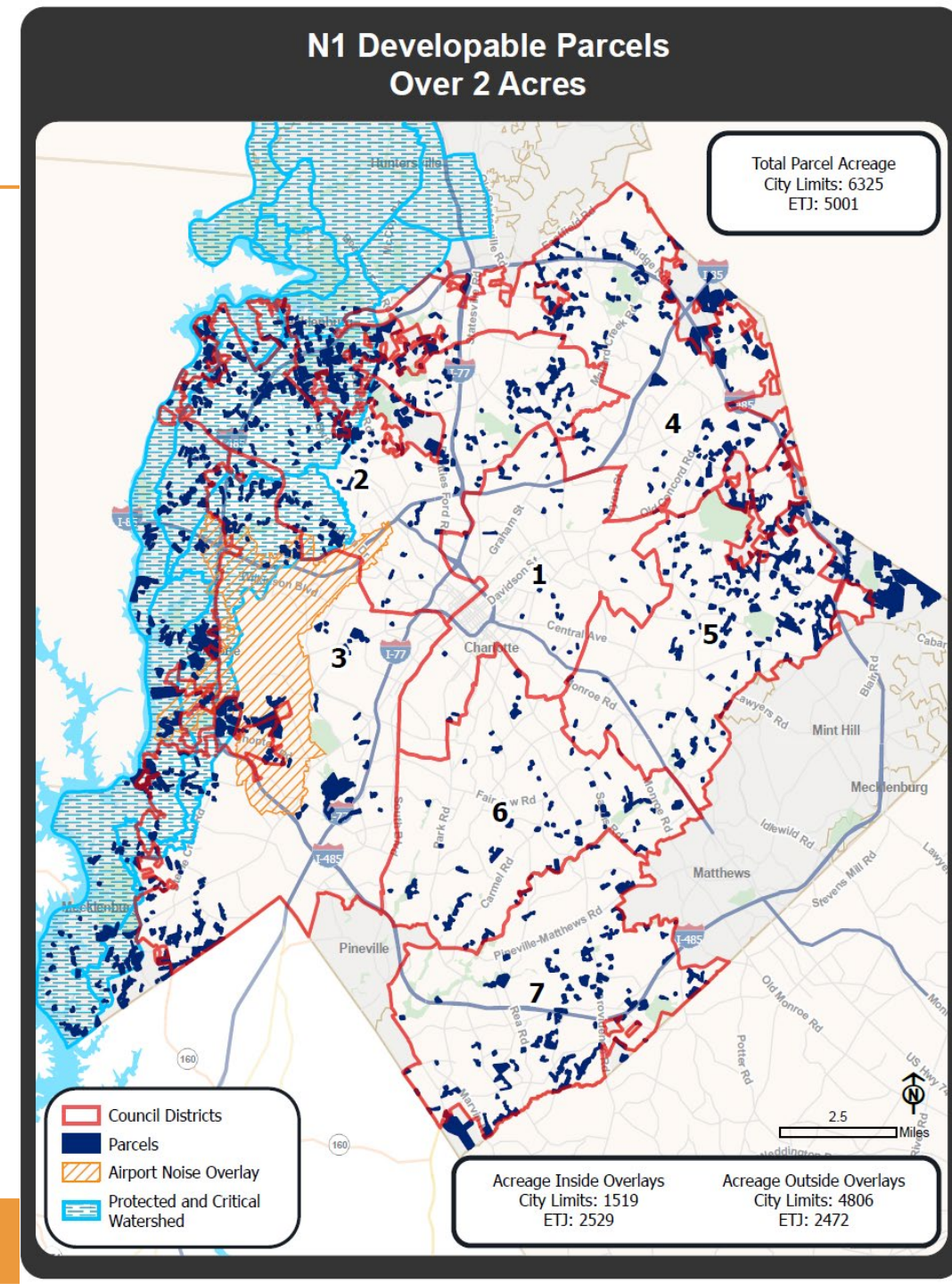
# Compact: Why Now?

- Rightsizes development tool to location where it's appropriate
- New conservation standards calibrated the right tool for specific projects with environmental features
- Modern construction in new subdivisions needs smaller lot sizes, historically provided by cluster development
- The lot standards in the UDO protects lotting patterns in existing neighborhoods



# Phase 2: Compact

- Create a new by-right development option allowing smaller lots sizes similar to Pre-UDO Cluster Development Standards
- Calibrated with feedback from UDO Advisory Committee
- Allow new subdivisions 2+ acres to reduce lots sizes with additional 10% of **usable common open space**
- Allow only up to **25%** of lots may have **triplexes in N1A and N1B**
- Allow everywhere **except Protected & Critical Watersheds, Airport Noise Overlay**
- **Add townhomes in Phase 3** when adjacent to Centers and transit corridors



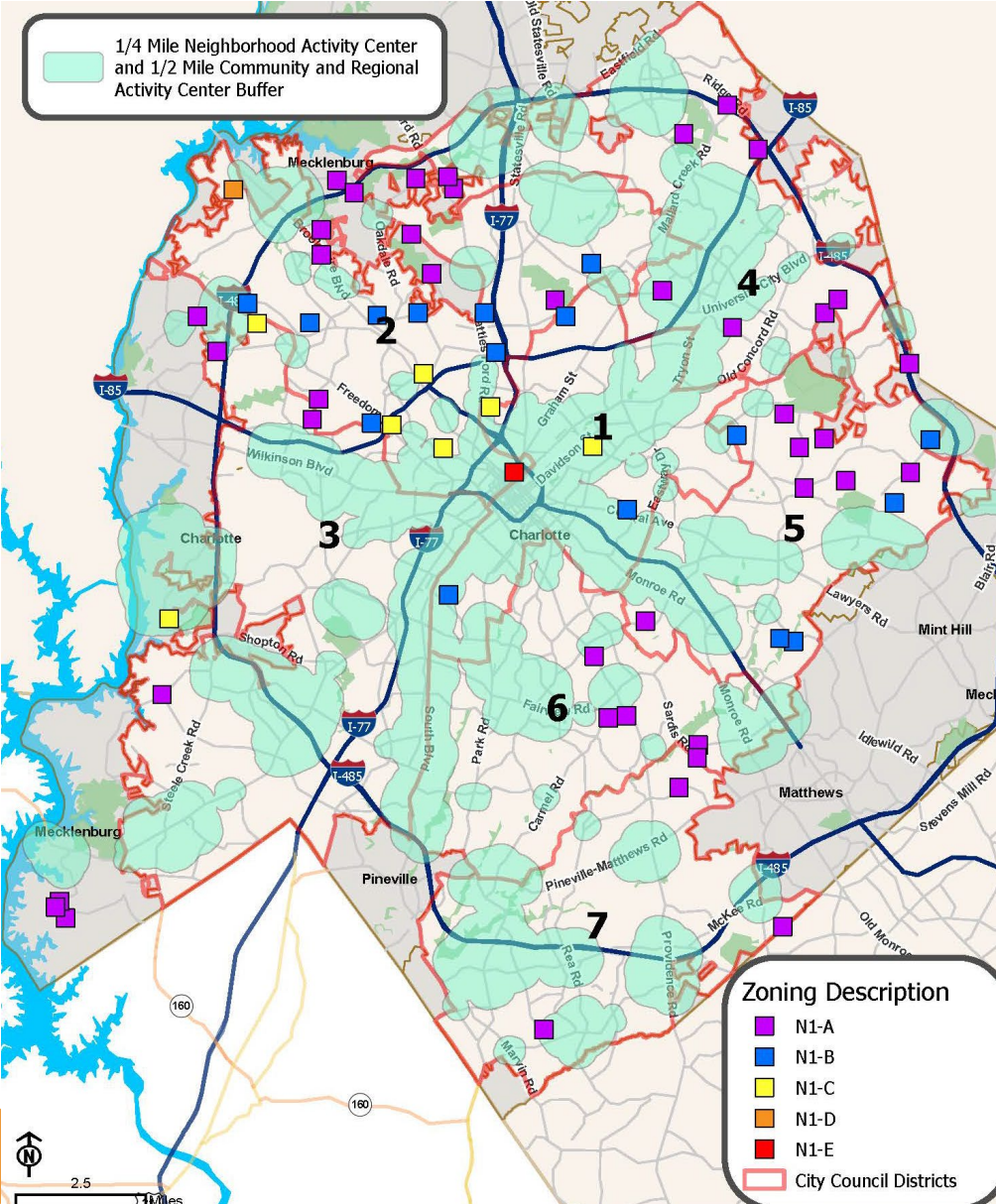


# Phase 2: Compact Standards for Subdivisions

## Key Standards:

- 70% of units must front on public streets
- 10% of Common Open Space is required
- Limit Triplexes in **N1A and N1B** to maximum of 25% of lots

	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	4,000	60	40
N1-C	6,000	3,000	50	30
N1-D	3,500	3,000	40	30









# Compact Site Testing - Charrette



## Key Recommendations:

- ✓ Consider allowing units to front on open space
  - Consider allowing flexibility in lot sizes between width/length
  - Consider buffer flexibility





Site Area: 38.6 acres

Zoning: N1-A

**SUBMITTED SKETCH PLAN**

**ALTERNATIVE CONCEPT PLAN**

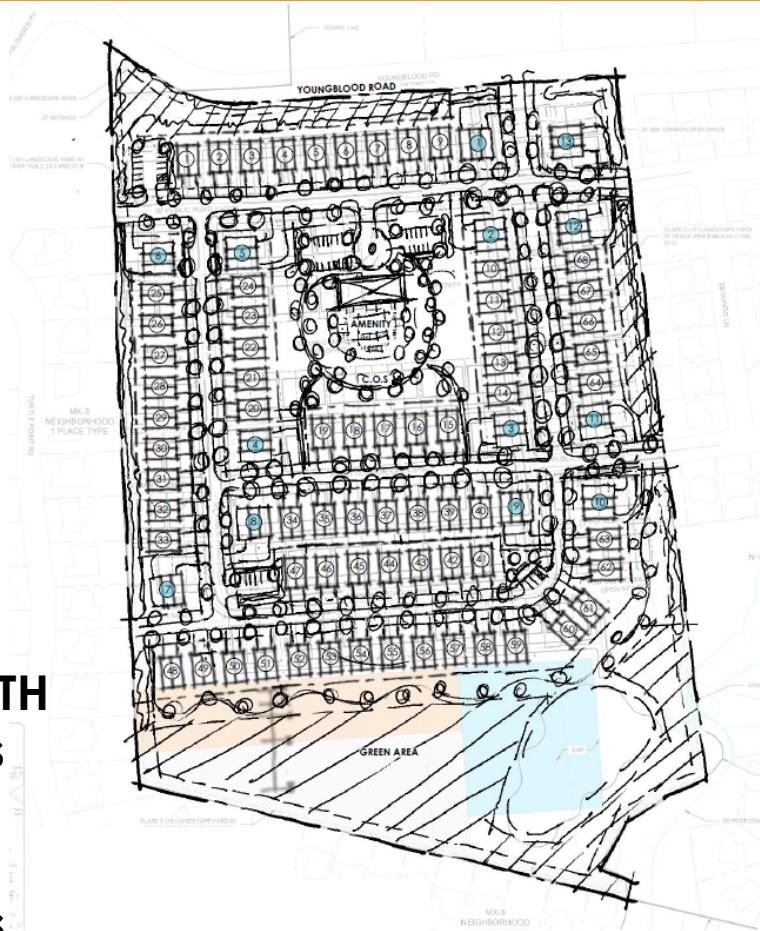


Regulations	Approx. # units	DUA
Pre-UDO Base	115	3
Pre-UDO w/cluster	130	3.4
Pre-UDO w/Tree Save	143	3.7
“Old” Conservation	203 (56% higher than pre-UDO cluster)	5-9
Current Conservation	170 (30% higher than pre-UDO cluster)	4.4
Proposed Compact*	175-200	4.5-6

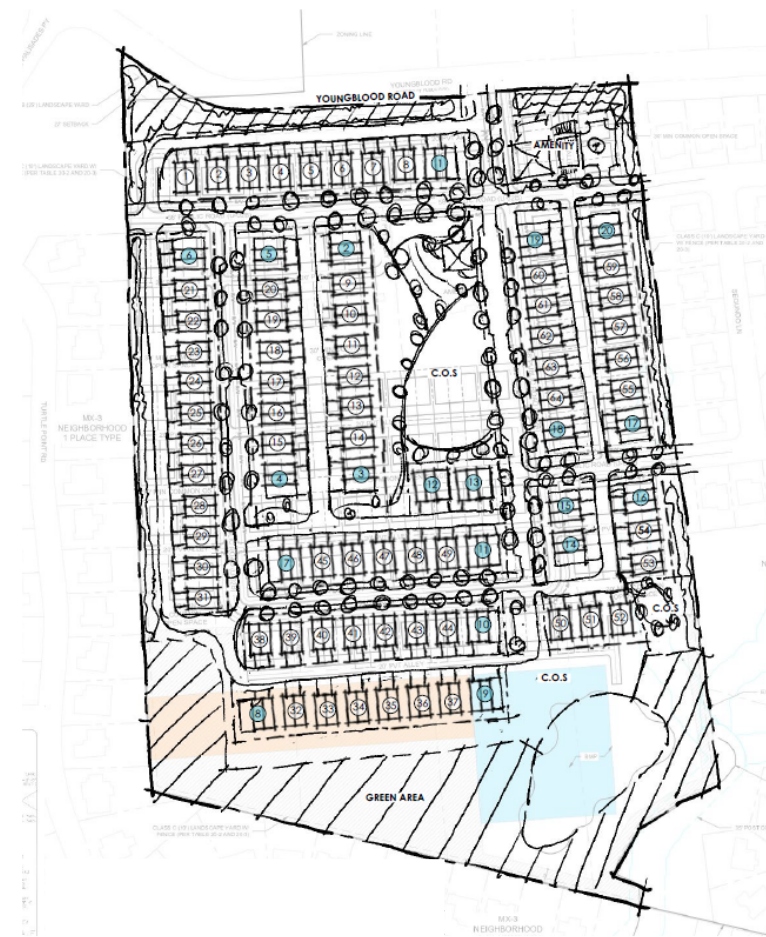
\*If unit types are duplexes and triplexes on corners only.

# Compact Site Testing: Version A/Version B

**Front  
Loaded TH  
175 units  
4.5/DUA  
22%  
Triplexes**



**Rear  
Loaded TH  
188 units  
4.9/DUA  
28%  
Triplexes**





# Compact Site Testing

## Key Standards Shown:

- A Required 25' Buffer
- Triplexes on Corners (i.e. 25%)
- Usable, accessible Common Open Space
- A Public Street Network that can connect to future development sites



# Compact Site Testing – New Standards

## SITE SUMMARY

BLDG TYPE	UNITS	% OF UNITS
SINGLE FAMILY	0	0%
DUPLEX	30	77%
TRIPLEX	9	23%

**TOTAL UNITS:** ± 39 UNITS  
**TOTAL ACREAGE:** ± 11.17 AC  
**SITE DUA:** ± 3.49/DUA

REQUIRED COMMON OPEN SPACE : ± 0.56 AC  
 REQUIRED GREEN AREA: ± 1.68 AC







Duplex



Triplex



Duplex + Triplex



- Project Near Completion
- Zoned UR-2(CD) (2021-052)
- Townhouse Project
- Within ½ mile of Community Activity Center
- 6 Triplexes
- 2 Duplexes
- 3 Quadraplexes



# Resolving Issues: On the Lot Level

- No Street Trees and sidewalk on one side without Public Streets required
- “Front” setback is in rear of street access
- All private infrastructure:
  - Water lines
  - Alleys
  - Stormwater

- Triplex Product Type = Townhouse
  - Vertically Attached
  - Repetitive facades
  - Different form and character of single family or stacked building types



# Schedule

## ➤ Conservation (Phase 1)

- *May 20: City Council Adopted*

## ➤ 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*
  - Includes a Townhouse Study to look at Economic Feasibility and Land Availability
- *Fall: Public Hearing and City Council Decision*



# Phase 3: Goals

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## ➤ Increasing Infill Housing:

- Duplexes
- Accessory Dwelling Units
- Cottage Courts

## ➤ Providing By-Right Development Opportunities Near Centers and Corridors

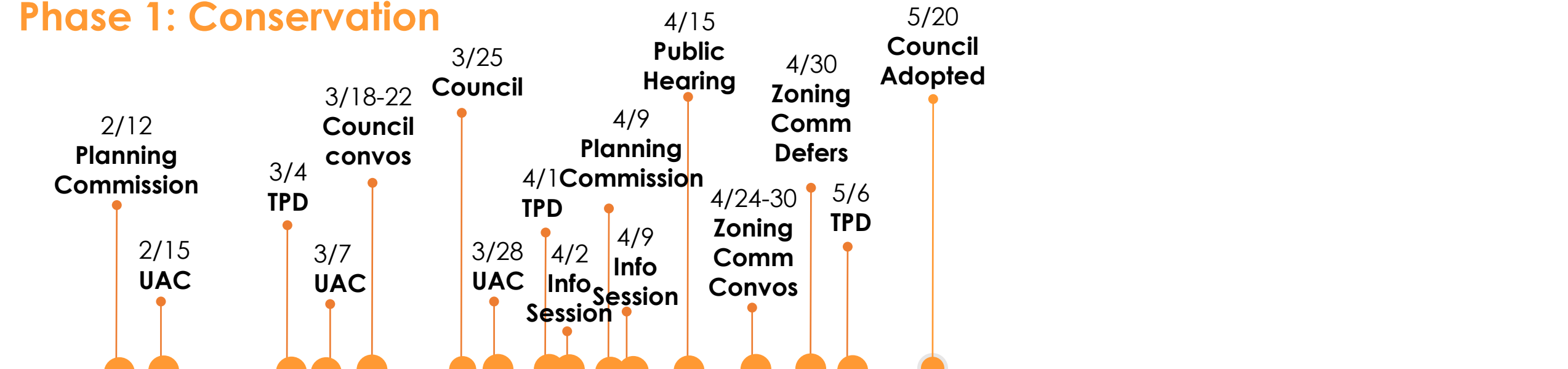
- Townhouses
- Stacked Quads

## ➤ Additional Affordable Housing Tools:

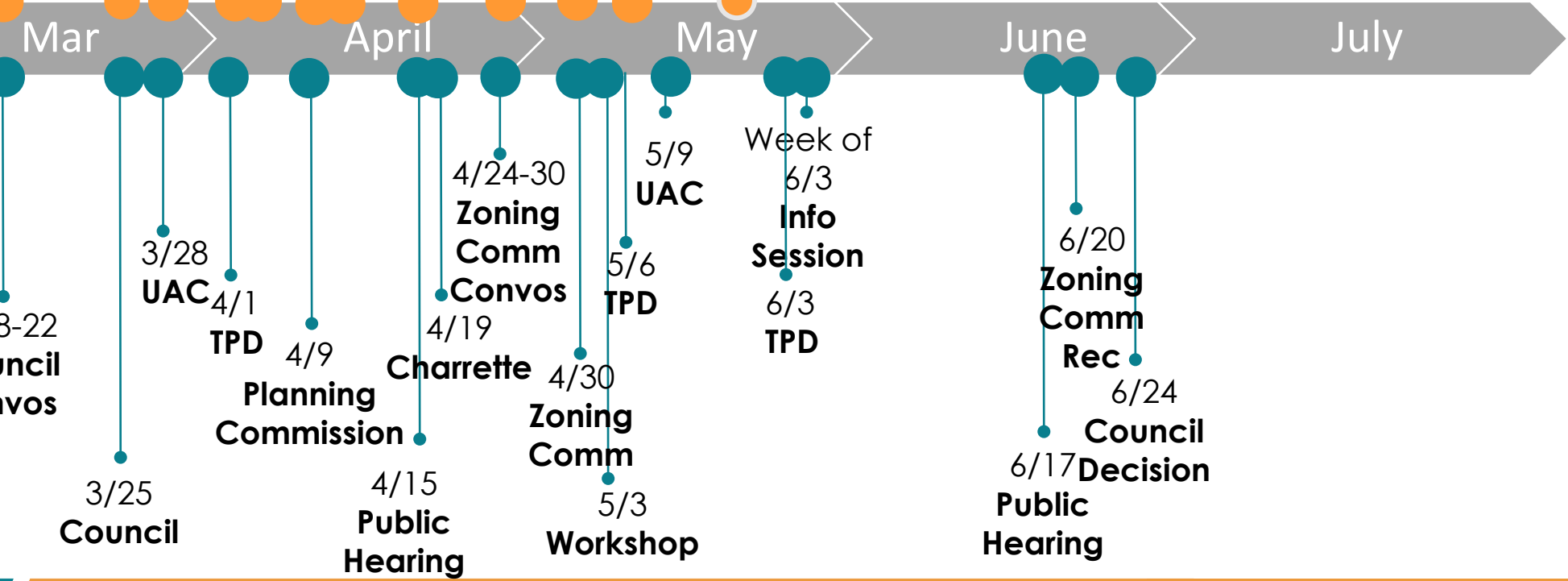
- Explore additional bonus options
- Additional Unit Types if affordable



# Phase 1: Conservation



# Phase 2: Compact



# Discussion