

UDO UPDATES

Transportation, Planning and Development Committee

AGENDA

➤ TEXT AMENDMENTS

➤ COUNCIL REFERRAL FROM MAY 22ND BUSINESS MEETING

➤ TREE CANOPY ANALYSIS - PROJECT UPDATE

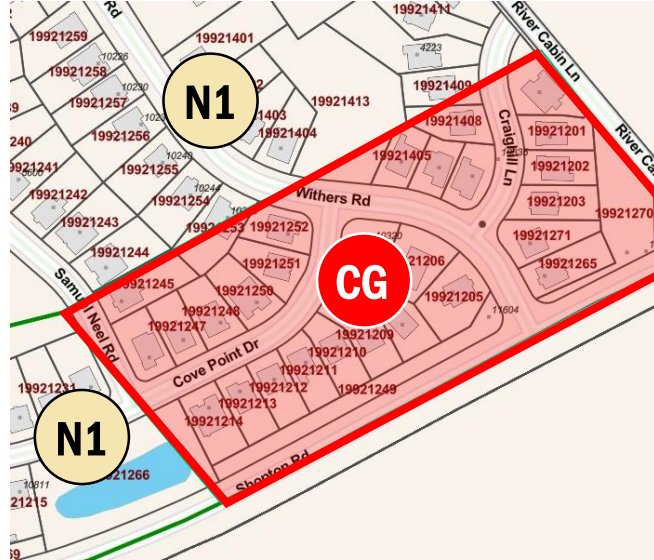
➤ STREETS MANUAL AMENDMENTS

Existing Single-Family and Duplex Dwellings in CG and OFC Zoning Districts (Petition 2023-093)

Filed:
June 16

Public Hearing:
July 17

City Council
Decision:
August 21



CONCERNS

- Single-family/duplex dwellings, **legally built** in previous zoning districts, became **nonconforming** on June 1 when translated
- Owners **will face limitations** if expanding homes

OUTCOMES

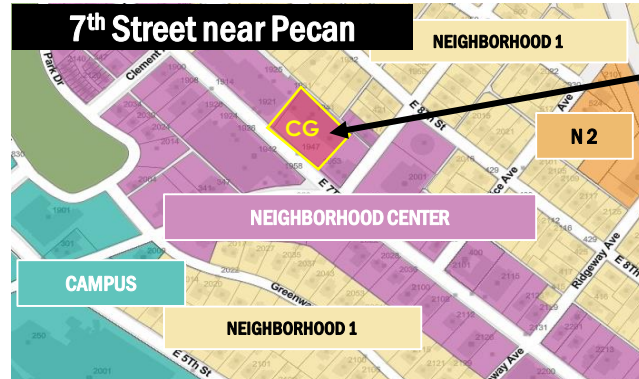
- Text amendment will **establish uses as conforming**
- After text amendment adoption, staff **recommends rezoning** 5 subdivision areas from CG or OFC to an N1 zoning district

Multi-family Uses in CG and CR Zoning Districts (Petition 2023-106)

Filed:
July 21

Public Hearing:
Sept/Oct

City Council
Decision:
Oct/Nov



Parcel translated to
CG zoning district in
a Neighborhood
Center Place Type



CONCERNS

- Multi-family uses are not permitted on parcels translated to a UDO Commercial zoning district (CG or CR), even in a Centers Place Type
- Comprehensive Plan encourages multi-family residential development in Centers Place Types

OUTCOME

- Text amendment will allow multi-family uses in CG and CR zoning districts in Centers Place Types

Uses Allowed in Campus Zoning Districts

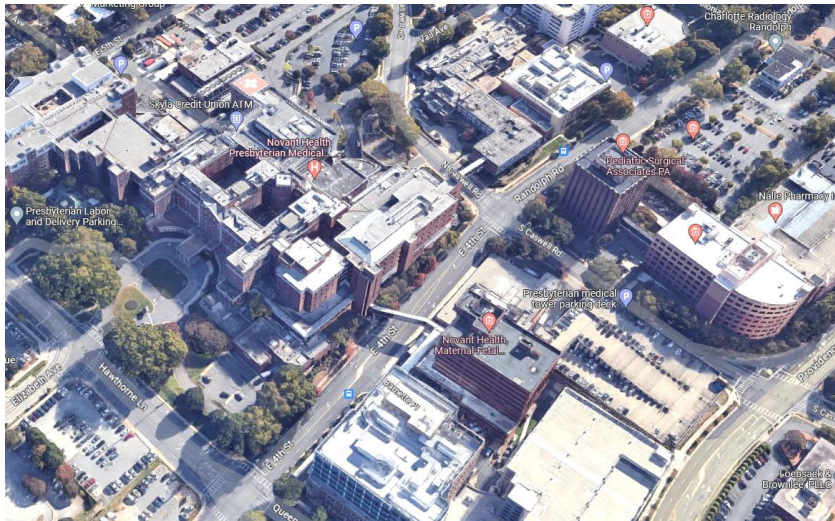
Anticipated
filing:
September

Public Hearing:
**Late-fall/ early-
winter**

City Council
Decision:
**Late-fall/ early-
winter**



Office/medical office cluster



Institutional (medical) campus

CONCERNS

- **Lack of clarity concerning permitted uses in Campus zoning districts**
- **New office zoning district needed for properties in OFC (Office Flex Campus) zoning districts but not functionally in an institutional campus**

OUTCOMES

- **Modify UDO Use Matrix and Prescribed Conditions to clarify which uses are permitted in the Campus zoning districts and update the Prescribed Conditions as appropriate**
- **Create new UDO General Office zoning district to be used for office properties not part of a campus**

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➤ ~~TEXT AMENDMENTS~~

➤ COUNCIL REFERRAL FROM MAY 22ND
BUSINESS MEETING

➤ TREE CANOPY ANALYSIS - PROJECT UPDATE

➤ STREETS MANUAL AMENDMENTS

Council referred agenda item from May 22nd business meeting

- During the May 22, 2023 City Council meeting, there was a Council action 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

Option under Review

Where duplex and/or Triplex units are proposed

70% allowed as
duplex and/or triplex
units

- *Allows for an increase in housing supply to accommodate growth*

30%
Required as **single-family**
units
*(located along property line
adjacent to N1)*

- *Creates diversity of housing types within neighborhoods & supports adjacency to SF & blending with existing neighborhoods*

Additional Components to Consider

- ▶ **Size of sites**
- ▶ **Number of structures per site**
- ▶ **Number of parcels**
- ▶ **Location of sites**
- ▶ **Existing Conditions**

Proposed Next Steps

- ▶ **Review Council Committee comments from this meeting**
- ▶ **Review and test existing and prototype sites**
- ▶ **Review and evaluate additional data**
- ▶ **Get Feedback from the UDO Advisory Committee**
- ▶ **Develop recommendation for TPD consideration with a proposed schedule**

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➤ **TREE CANOPY ANALYSIS - PROJECT UPDATE**

➤ **STREETS MANUAL AMENDMENTS**



Tree Canopy Analysis - Project Update

- ▶ **Analysis results – Fall 2023**
- ▶ **Project partnership – TreesCharlotte & City of Charlotte**
- ▶ **Project study area: City of Charlotte & ETJ**
 - County, Council districts, neighborhood profile areas, land ownership (public/private/street right-of-way), place types
- ▶ **Project deliverables & results**
 - Data
 - Canopy cover: 2022 canopy cover & canopy change analysis 2018 – 2022
 - Ecosystem benefits, potential planting area, urban heat island mapping, canopy distribution demographics, canopy growth models
 - Comprehensive report, data fact sheets, Charlotte tree canopy StoryMap

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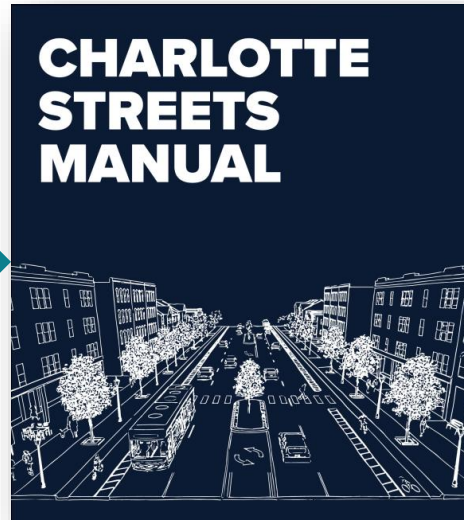
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What is it?



▶ **UDO support document for Transportation Infrastructure:**

- Street design requirements for ROW protection (based on technical function)
- Infrastructure requirements for private development - Comprehensive Transportation Review (CTR)

▶ **Became effective June 1, 2023, with the UDO**

Proposed Amendments

Amendments to clarify intent and processes referenced in the UDO:

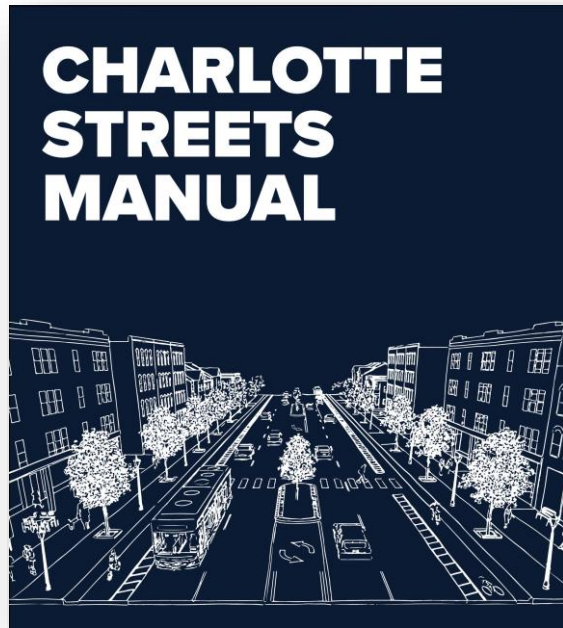
- ▶ Process for amendment and adjustments to street design & type
- ▶ Additional infrastructure mitigation options for development
- ▶ Process for review/consideration of reduced parking requests (as allowed in UDO Tier 3 zoning districts)

Proposed Changes Available for review:



charlottenc.gov/smp

Next Steps



Public Comment
(September 25th Council Meeting)

Council Adoption
(October 9th Council Meeting)

QUESTIONS AND DISCUSSION



TEXT AMENDMENTS



**COUNCIL REFERRAL FROM MAY 22ND
BUSINESS MEETING**



TREE CANOPY ANALYSIS - PROJECT UPDATE



STREETS MANUAL AMENDMENTS