



WHAT  
CAN  
UDO

HELP THINK OUR CITY **FORWARD**

Charlotte Place Types and Unified Development Ordinance



# Charlotte Place Types & Unified Development Ordinance

City Council Dinner Briefing  
October 23, 2017

**CharlotteUDO.org**  
**#CLTUDO**



Charlotte Place Types and  
Unified Development Ordinance

# Purpose

Update on progress and next  
steps

No Council action needed

Agenda:

- 1. Background (What & Why)**
- 2. What have we done?**
- 3. What's next?**



Charlotte Place Types and  
Unified Development Ordinance

# **Charlotte Place Types & Unified Development Ordinance**

- Council dinner briefing & approval of consultant services for development ordinance update (July 2016)
- Council referred the initiative to the Transportation and Planning Committee
- Transportation & Planning Committee requested Council update on project & approach

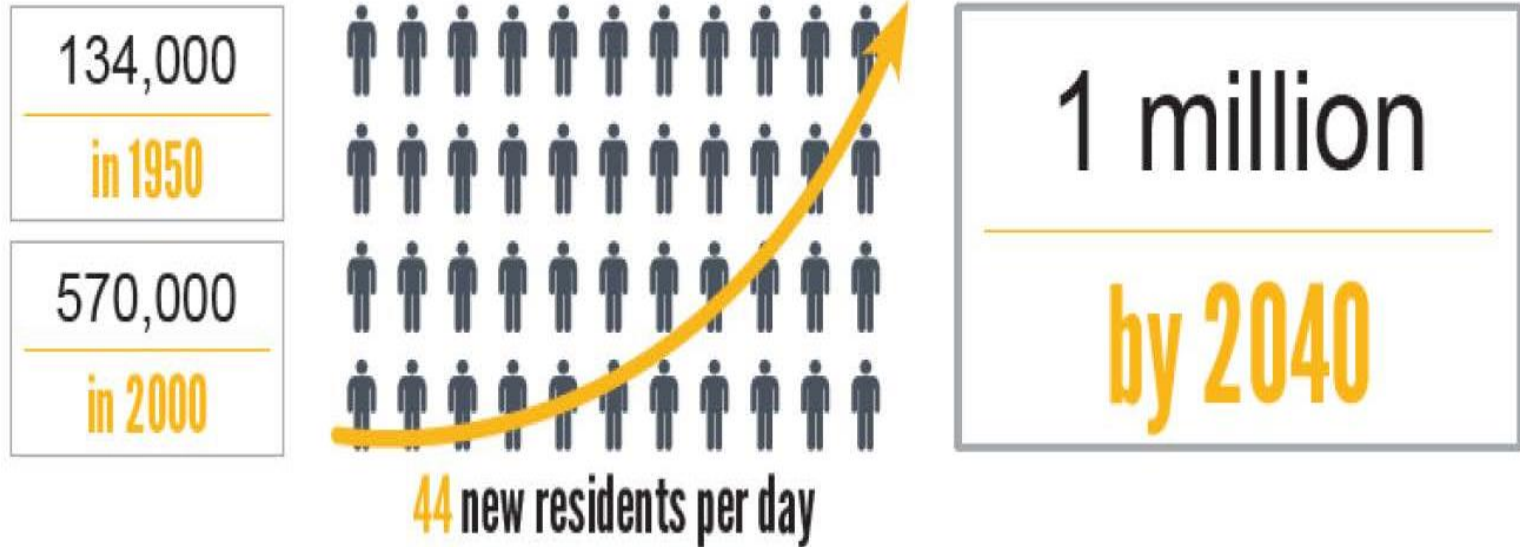
# Background (What + Why)



Charlotte Place Types and  
Unified Development Ordinance

# Why

Our Growth is the opportunity to create the city of  
our aspirations...





Charlotte Place Types and  
Unified Development Ordinance

# Why

A renewed sense of urgency about our  
Community aspirations...

Housing Choice &  
Diversity

Jobs & Economic  
Mobility

## THE 10 TRAITS OF WINNING CITIES OF TOMORROW

### Beyond Borders

Advancing collaboration across  
and outside the region

### Open Book

Being hyper-transparent and a  
proactive communicator

### Shared Story

Advancing a seamless narrative;  
Why we're unique

### Affordable Spaces

Meeting the  
rising demand for  
affordable housing

### Millennial Magnet

Being a  
hot spot for young  
professionals

**Open Mind**  
Being creative,  
innovative,  
and accepting of  
new ideas

### 15-Minute Livable Communities

Investing  
in diverse  
neighborhoods

### Workforce Dynamics

Advancing large-scale training  
and re-skilling

### Big Tent

Being a welcoming  
and inclusive community

### Positive Buzz

Inspiring and scaling  
positive word of mouth



Walkable, mixed use,  
transportation  
choices



Livable City Policy Statement  
Charlotte-Mecklenburg Planning  
Commission

Develop a **livable city** where  
all means of all incomes can  
achieve, "a complete state of  
physical, mental and social well-  
being" through the design of  
**neighborhoods**, public  
space and **open spaces**, and  
easy access to **employment**  
and **housing choices**.

## Community Letter

Our love, passion and pride for our city demand action. To move forward requires everyone's help. Within our community comes together, great things happen. This is our spirit. This is our culture. This is our city. We will lead. We will win. We will do this together.

To that end, this City Council pledges its energy and focus on three key areas for further discussion and action at upcoming City Council meetings beginning on Oct. 30:

- Safety, Trust & Accountability
- Access to safe, quality and affordable housing
- Good paying jobs

For **Safety, Trust & Accountability**, we request our Police Chief and the men and women of the Charlotte-Mecklenburg Police Department, including our Chief's continued efforts to enhance trust and accountability within the Department and within the community. We will also continue to review and implement the recommendations from the President's Task Force on 21st Century Policing.

For **housing**, we seek to accelerate funding for housing, with the goal of creating 5,000 workforce and affordable housing units in three years or those who work in our City can live in our City.

For **Wages in need of jobs**, we seek to invest \$1 billion in a new workforce development program that will provide training and opportunities for our youth and individuals with multiple barriers to employment. We ask our federal, state and local partners across the public, private and non-profit sectors to join us. This is but a start with more to follow. Through it all, we ask that you hold us accountable as we build a stronger and more inclusive Queen City.

Members of the Charlotte City Council

Office of the City Council | 680 East Fourth Street | Charlotte, NC 28202-5843 | 704/336-0241



Charlotte Place Types and  
Unified Development Ordinance

# Why

Need to remain positioned to be relevant in the  
21<sup>st</sup> Century...

*“Every city in the world now is trying to figure out  
its place in the world.”*

— Tom Murphy, Urban Land Institute, former Pittsburgh mayor  
February 2017

Nashville



Raleigh

Denver



BLUEPRINT DENVER

Miami



Austin



Atlanta



Charlotte Place Types and  
Unified Development Ordinance

# Why

A clear and updated vision is critical...



*“A city is not an accident but the result of coherent visions and aims.”*

— Leon Krier, *The Architecture of Community*



Charlotte Place Types and  
Unified Development Ordinance

# Why

A clear and updated vision is critical...

## *Our Vision...*

*Charlotte will continue to be one of the most **livable** cities in the country, with a **vibrant economy**, a **thriving natural environment**, a **diverse population** and a cosmopolitan outlook. Charlotteans will enjoy a range of **choices for housing**, transportation, education, entertainment and employment. **Safe and attractive** neighborhoods will continue to be central to the City's identity and **citizen involvement** key to its viability.*

*- Growth Framework: Centers Corridors Wedges (Adopted 2010)*



Charlotte Place Types and  
Unified Development Ordinance

# Why

Our future is rests on creating great places...



## ***“Connected and sustainable placemaking”***

*“The Amazon RFP reads like an urban planner’s dream, brimming with calls for energy efficient buildings, recycling services, public plazas, green space, and access to multiple modes of transportation.”*

- Harvard Business Review (September 2017)



**Our Charlotte...**  
**A Community of Great Places**



Charlotte Place Types and  
Unified Development Ordinance

# How do we achieve this?

## Policies and Ordinance that are:

- **Reflections of our community values** - character and vision
- **Focused on Placemaking** – transition from use-based to place-based
- **User Friendly** - easy to understand and accessible, with predictable outcomes



WHAT  
CAN  
UDO

How do we achieve this?

Connect our vision to our implementation

Charlotte Place Types and  
Unified Development Ordinance

## **Vision**

### **Plans & Policies**

#### **Charlotte Place Types**

Updating our land use policies & vision



**Defines the places we want  
to create...**

## **Implementation**

### **Regulations & Ordinances**

#### **Unified Development Ordinance**

Updating our zoning and development  
ordinances



**Establishes the rules to create  
them.**



WHAT  
CAN  
UDO

# Our Policies & Plans: They have served us well

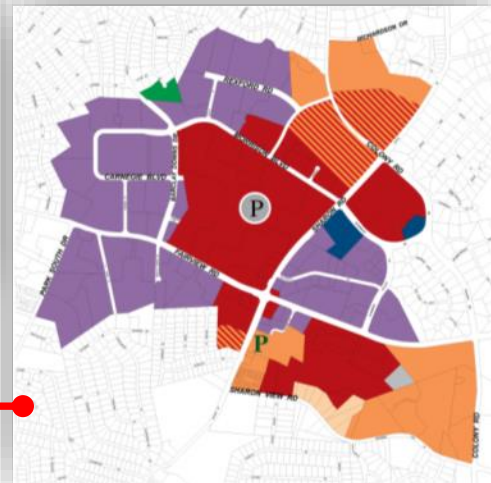
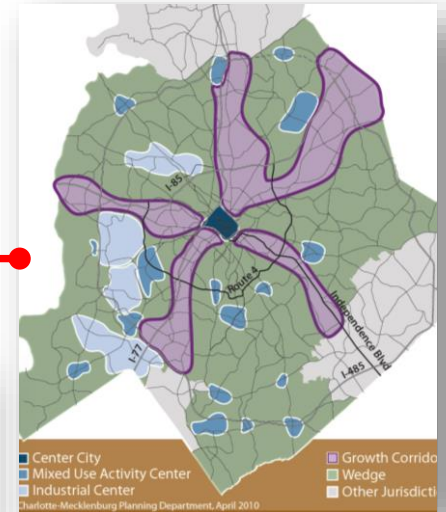
Charlotte Place Types and  
Unified Development Ordinance

## Vision Policies & Plans

Centers, Corridors & Wedges  
Growth Framework

General Development Policies  
Guidance on Community Design

Area Plans  
Parcel specific Future Land Use





# Our Policies & Plans: Opportunities

Charlotte Place Types and  
Unified Development Ordinance

## **Vision** **Policies & Plans**

**Centers, Corridors & Wedges**  
Growth Framework

**General Development Policies**  
Guidance on Community Design

**Area Plans**  
Parcel specific Future Land Use

### **Opportunities:**

- Renew & update our vision for the community we want to create
- Update our area plans and establish consistent development expectations citywide
- Reflect current thinking and provide clearer guidance for land use and zoning decisions
- Serve as the foundation for updating zoning districts & UDO



# Our Policies & Plans: Place Types?

Charlotte Place Types and  
Unified Development Ordinance

**Simply a way to describe the places we value and want to create**





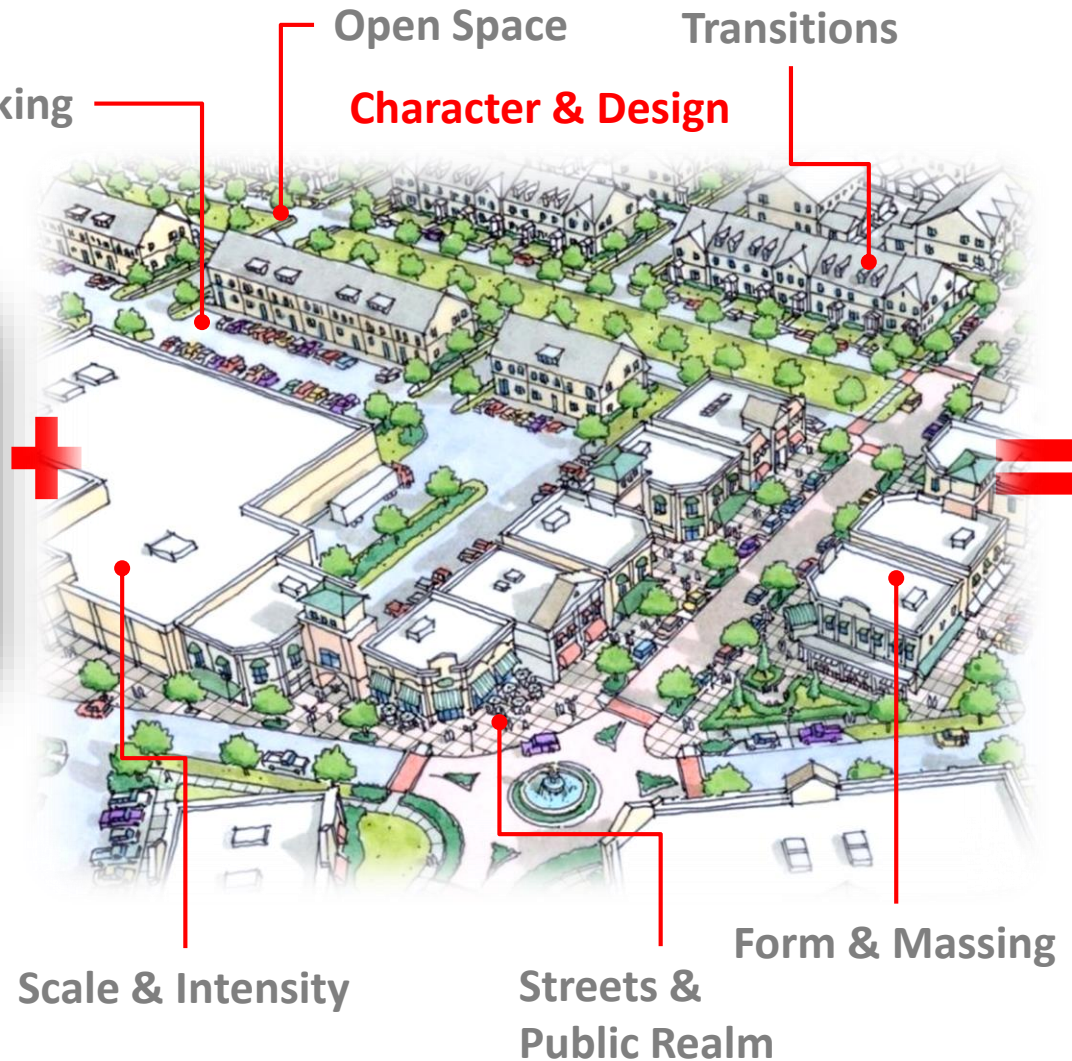
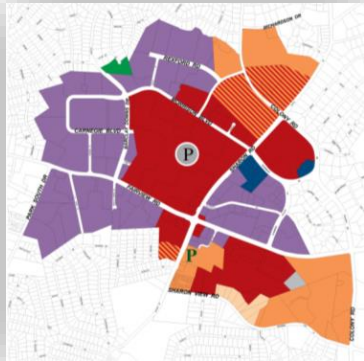
WHAT  
CAN  
UDO

# What is a Place Type?

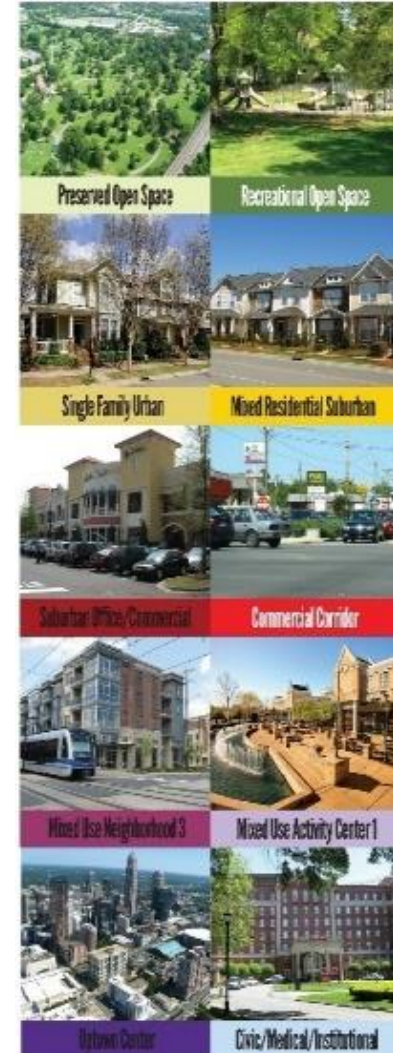
## Use-based to Place-based

Charlotte Place Types and  
Unified Development Ordinance

### Land Use



### Palette of Place Types





# Vision & Implementation: What are we proposing?

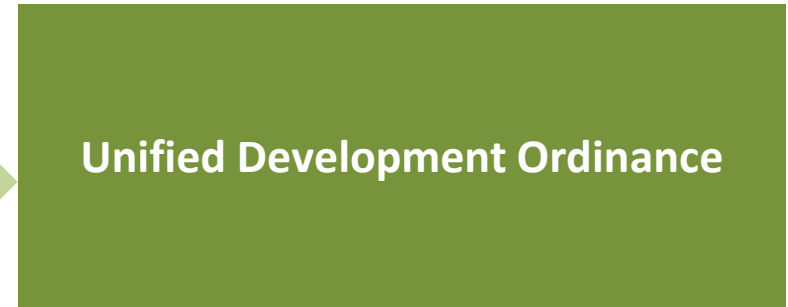
Charlotte Place Types and  
Unified Development Ordinance

## **Vision** Plans & Policies



**Defines the places we want  
to create...**

## **Implementation** Regulations & Ordinances



**Establishes the rules to create  
them.**



WHAT  
CAN  
UDO

## Ordinance: What do we do now?

Charlotte Place Types and  
Unified Development Ordinance

# Implementation

## Regulations & Ordinances

**Zoning Ordinance**

**Subdivision**

(Chapter 20)

**Tree**

(Chapter 21)

**Streets & Sidewalks**

(Chapter 19)

**Post-Construction Stormwater**

(Chapter 18)

**Floodplain Regulations**

(Chapter 9)

**Erosion Control**

(Chapter 17)

**Driveway/Access Regulations**





## Ordinance: Opportunities

Charlotte Place Types and  
Unified Development Ordinance

### Opportunities

- Updated expectations for urban and infill development (less reliance on conditional zoning)
- Easy to use and understand
- Eliminate inconsistencies between Ordinances
- Implement the kind of development our plans envision

## Implementation Regulations & Ordinances

### Zoning Ordinance

#### Subdivision

(Chapter 20)

#### Tree

(Chapter 21)

#### Streets & Sidewalks

(Chapter 19)

#### Post-Construction Stormwater

(Chapter 18)

#### Floodplain Regulations

(Chapter 9)

#### Erosion Control

(Chapter 17)

#### Driveway/Access Regulations



WHAT  
CAN  
UDO

## Ordinance: Opportunities

Charlotte Place Types and  
Unified Development Ordinance

# The Evolution of our Zoning Ordinance...

from use-based to place-based

District Type	Number	
	1962	Today
Standard	17	22
Conditional	2	8
Urban		10
Overlay		9
	19	49

Place-Based



WHAT  
CAN  
UDO

# Vision & Implementation: How do we tie it all together?

Charlotte Place Types and  
Unified Development Ordinance

## What if we could envision all of our places across the city?



**Vision:**  
Place Type - **Center City**

**Implementation:**  
Zoning - **Uptown Mixed Use  
Development District**

# What Have We Done?



Charlotte Place Types and  
Unified Development Ordinance

# Who is Involved?

## Community/Neighborhoods

### UDO Advisory Committee

### Planning Commission

## Transportation & Planning Committee

## Interdepartmental Technical Team

Charlotte Department of Transportation  
Engineering & Property Management  
Housing & Neighborhood Services  
Economic Development  
Mecklenburg County



# Who is Involved?

Charlotte Place Types and  
Unified Development Ordinance

**CharlotteUDO.org**

**WHAT CAN UDO**

Charlotte Place Types and Unified Development Ordinance

Home About the Project Get Involved Presentations & Reports #CLTUDO

**FEATURED**

## Help Think Our City Forward

The City of Charlotte is updating our land use policies and development ordinances. This comprehensive effort – Charlotte Place Types & Unified Development Ordinance (UDO) – will shape the future growth of our city.

This page will be the hub for information related to the UDO. As the project moves forward we will include a variety of resources here, including up-to-date documents and presentations, and information on upcoming events related to the UDO.

See posts below for current news and links to pages within this website.

Posted in [Announcements](#) [Edit](#)

## Learn about the UDO in South Charlotte

Posted on July 11, 2017 by [scottadams78](#)

The Ballantyne Breakfast Club/South Charlotte Partners will host a meeting to learn more about Charlotte Place Types and the Unified Development Ordinance (UDO) on July 13 – details below.

Thursday, July 13  
6 – 8:30 p.m.  
The Ballantyne Hotel  
Main Level Ballroom  
10000 Ballantyne Commons Pkwy, Charlotte, NC 28277  
<http://ballantynebreakfastclub.com/>

**SHARE THIS:**

[Facebook](#) [Twitter](#) [Email](#) [Print](#)

**SIGN UP FOR UPDATES**

Get project updates through the City of Charlotte's NOTIFY ME system.

**GET UPDATES**

**UPCOMING EVENTS**

South Charlotte Partners  
Thursday, July 13  
6 – 8:30 p.m.  
The Ballantyne Hotel  
Main Level Ballroom  
10000 Ballantyne Commons Pkwy, Charlotte, NC 28277

**NAVIGATION**

- Home
- About the Project
  - Planning Team
  - FAQ
  - Project Timeline
  - Place Types
  - Photo Gallery
  - Video Gallery
- Get Involved
  - Meet Us In Person
    - Public Meetings
    - Request A Meeting
  - Meet Us Online
    - Meeting in a Box
    - Let Us Know What You Think
  - Share Your Favorite Place
- Presentations & Reports

## Community & Neighborhood Meetings

5 Community Workshops

30+ Neighborhood Meetings

1,900+ Registered Contacts





Charlotte Place Types and  
Unified Development Ordinance

# What we Heard

## Key Themes from:

City Council

Planning Commission

Advisory Committee

Public

- Keep Council up to date (support and understanding)
- Clarify relationship between Place Types, policy/area plans & zoning ordinance
- A unified ordinance is a priority
- Broaden engagement
- Length of process (do we have to do it all at once?)



Charlotte Place Types and  
Unified Development Ordinance

# What have we done?

- **Draft Place Type Palette**
- **Unified Development Ordinance Technical Outline**
- **Identify Ordinance Issues and priorities** (Technical review & Advisory Committee)

# What's Next?



Charlotte Place Types and  
Unified Development Ordinance

**Question:**

**Do we have to  
do this all at  
once?**

# Priorities

Interim updates to our  
ordinances



**Charlotte  
WALKS**  
Pedestrian Plan



## Walkability

Implement short-term recommendations of the  
***Charlotte Walks Plan*** (adopted February 2017)

- Chapter 19 (streets & sidewalks) text amendments
- Removes gaps in ordinance to ensure more sidewalks are built and upgraded through by-right development
- Council Hearing (November 13<sup>th</sup>)
- Council Decision (November 27<sup>th</sup>)



Charlotte Place Types and  
Unified Development Ordinance

# Priorities

Interim updates to our  
ordinances



## Transit Oriented Development

Update the TOD Zoning District to support our  
expectations for development

- Incorporate the recommendations of the Planning Commission
- Will serve as an example/model for other zoning districts in the UDO (e.g. PED, Mixed Use Districts)



Charlotte Place Types and  
Unified Development Ordinance

# Priorities

Interim updates to our  
ordinances



## Affordable Housing

As part of the development of a Comprehensive Housing Strategy (Housing & Neighborhood Services):

- Review & revise the Voluntary Mixed Income Housing Program (ordinance)
- Consider expedited development review process for affordable housing projects (process)
- Review & revise the Housing Locational Policy to incentivize affordable housing in urban areas as a tool to mitigate displacement (policy)



Charlotte Place Types and  
Unified Development Ordinance

# Priorities

Interim updates to our  
ordinances

## Administration

- Clarify decision-making process for resolving conflicts between ordinances

## Redevelopment

- Review & consider some flexibility for “urban” sites where we want to encourage reinvestment

## Neighborhoods

- Review & consider a Neighborhood Conservation Overlay District as a tool to manage neighborhood investment



Charlotte Place Types and  
Unified Development Ordinance

# What's Next 2018

## Place Types

- Public Engagement & Outreach (winter/spring 2018)
- Draft Place Type Policy Document (summer 2018)
- Council Adoption (fall 2018)

## Unified Development Ordinance

- Advance work on ordinance priorities (2017/2018)
- First Draft UDO (winter 2018/2019)



Charlotte Place Types and  
Unified Development Ordinance

# Questions