

Transit Oriented Development

Charlotte Planning, Design, and Development



Transit Oriented Development Ordinance Update

FOUR new zoning districts that:

- Build on a **FOUNDATION** of policy and model a new ordinance
- “Raise the Bar” with Design and **FORM**
- Improve the **FUNCTION** of the ordinance with clarity
- Give appropriate **FLEXIBILITY**



Transit Oriented Development Ordinance Update

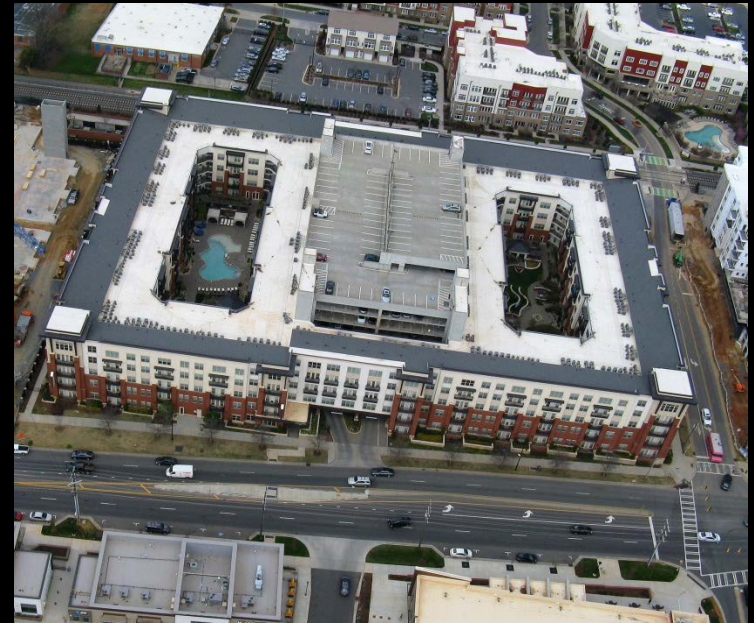
- Transit Oriented Development is **NOT** a one size fits all approach.





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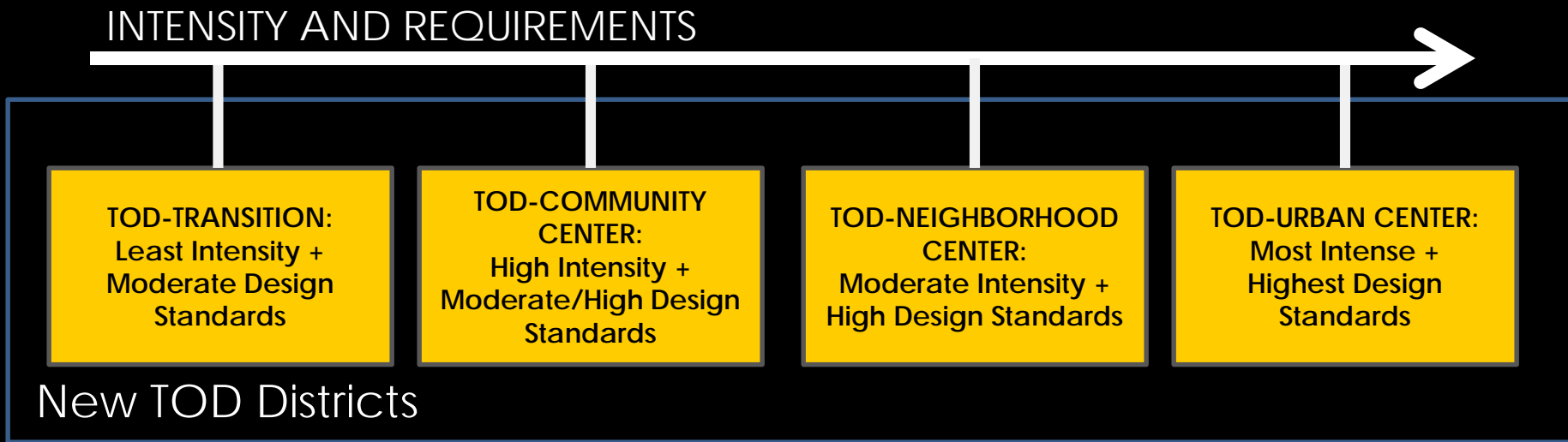
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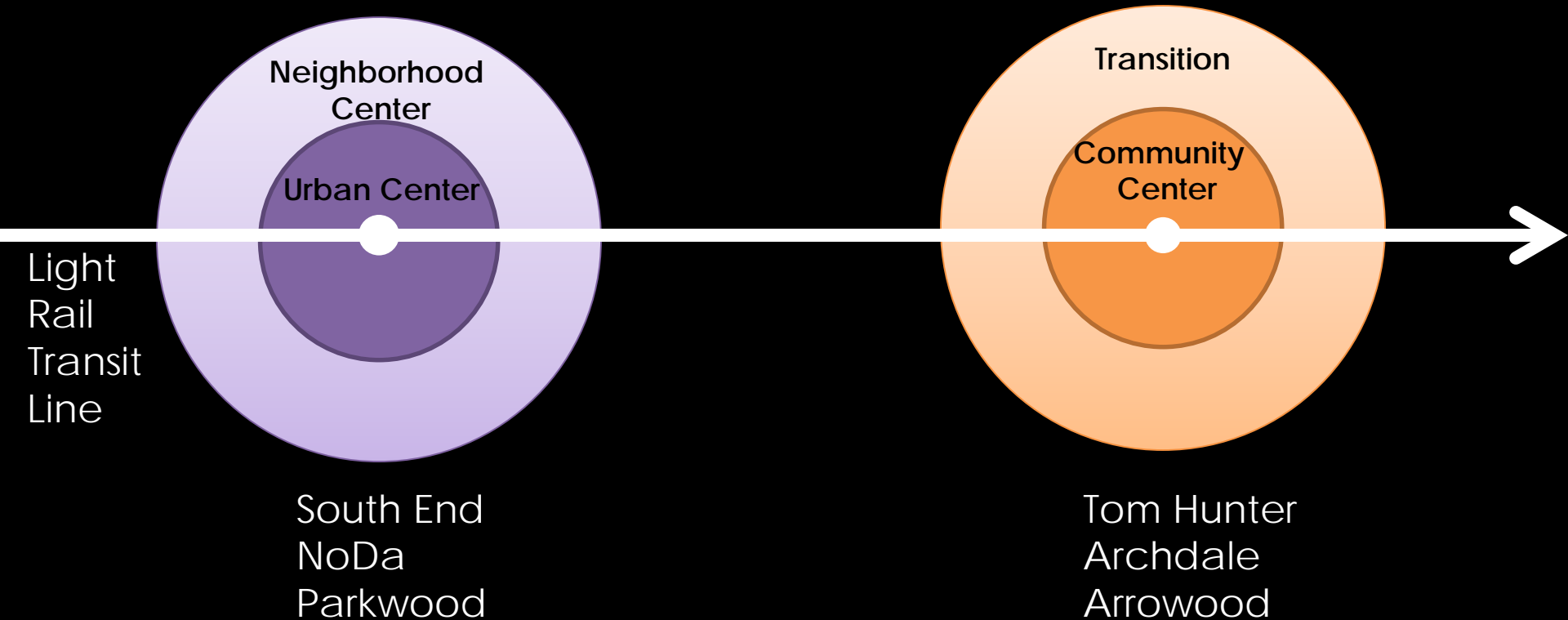
- **FOUR** Districts to meet the needs of a variety of stations and types of development.
- New Transit Oriented Development Districts are **MODE NEUTRAL** but will take into consideration frequency and opportunity.



Location . Applicability . Base Height . Max Height . Design Guidance . Uses . Transition



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Urban Center



Neighborhood Center



Community Center



Transition



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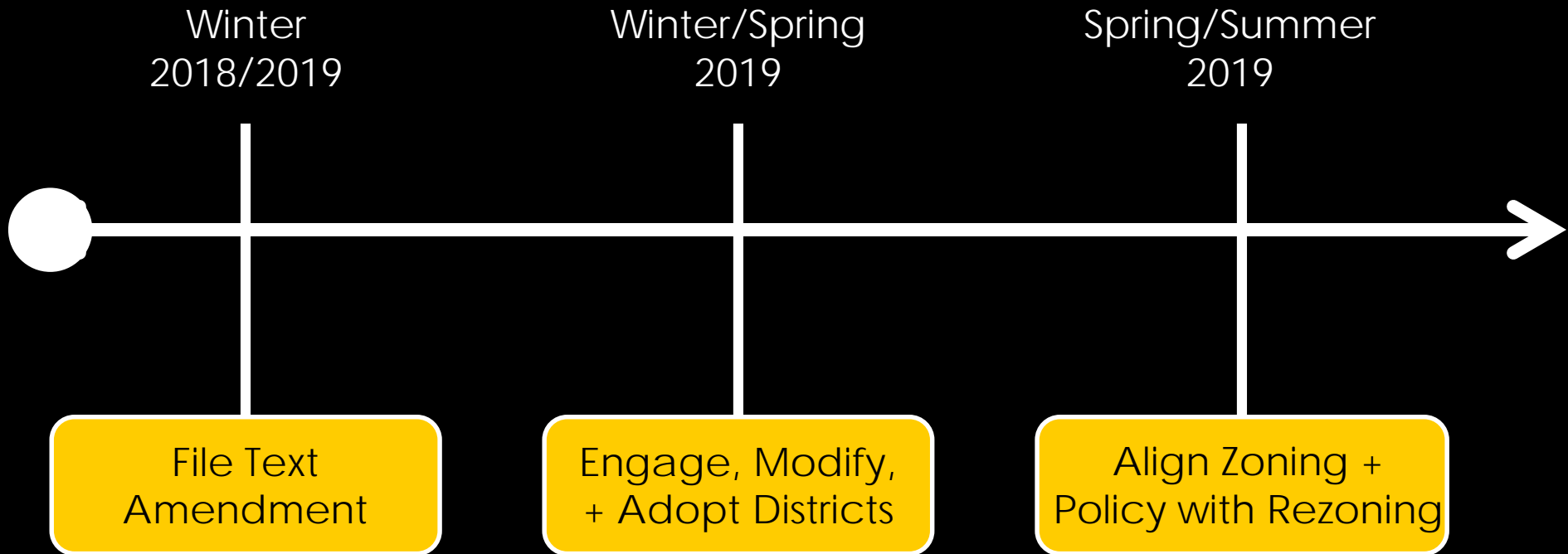
WHERE WE ARE TODAY.

- Over 1,000 Comments
- 25+ Ordinance Advisory Meetings
- 10+ Additional Stakeholder Meetings
- 2 Public Meetings (with additional planned)
- 3 Public Drafts and Comment Periods



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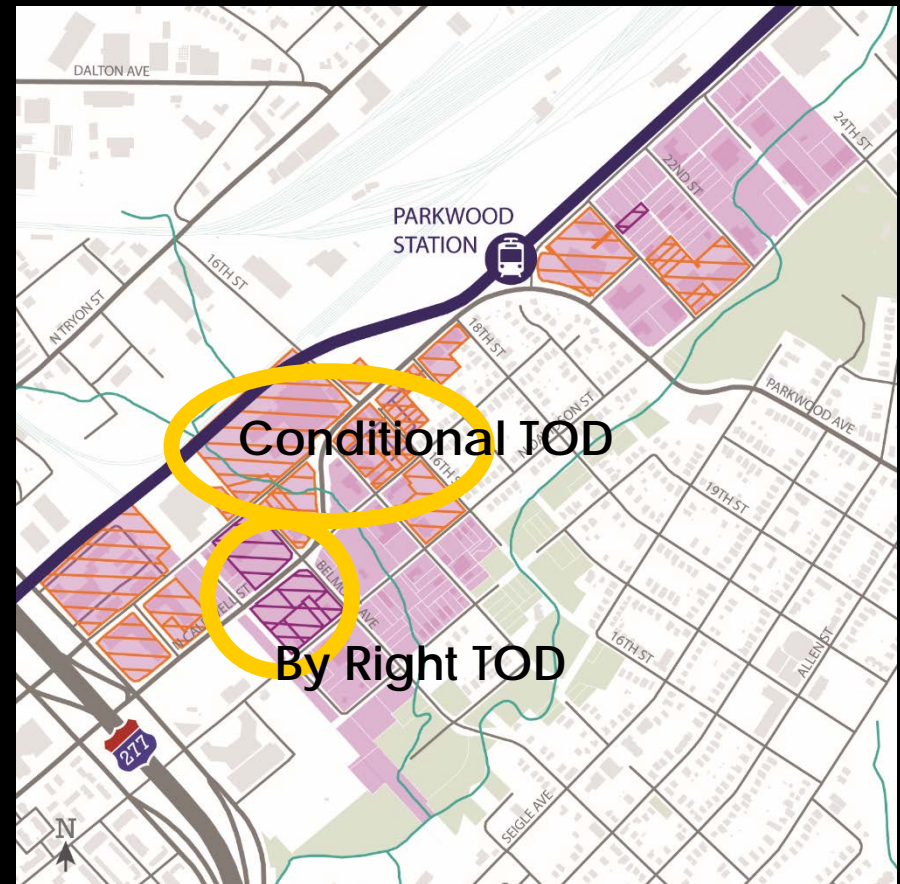
WHERE WE ARE GOING.





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ALIGN ZONING WITH POLICY.





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WHY ALIGN ZONING NOW?

- **Opportunity** to leverage our investment in transit and provide access and affordability.
- Provide **economic** benefits to property owners PLUS make desired development easy to do.
- Serve as a **model** for the Unified Development Ordinance.



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WHAT FACTORS INFLUENCE THE ALIGNMENT REZONING PROCESS?

1. Prioritize recommendations that are City Council adopted.
2. Consider up-to-date market demand for each station area.



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WHO WILL IT AFFECT?

PROPERTY ALONG THE BLUE LINE.

ADOPTION: TOD By Right Translation

- 630 Parcels, 320 Acres, 260 property owners, 12% of Land Recommended for TOD

ALIGNMENT REZONING: TOD

Recommended (not urban conditional)

- 1,982 Parcels, 2,185 Acres, 73% of Land Recommended for TOD



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UPCOMING MEETINGS:

- **DECEMBER 5:** TOD Translation Informational Meeting, CLT Powerhouse, 11:30-1:30PM + 5:30-7:30PM
- **DECEMBER 13:** Ordinance Advisory Committee Meeting, Government Center – Innovation Station, 11:30-1:30PM

NEXT STEPS:

- **Text Amendment + Translation** (Winter/Spring 2019)
- **Process Guide for Alignment Rezoning**s (Spring 2019)
- **Alignment Rezoning**s Filed (Following Adoption of the Text)