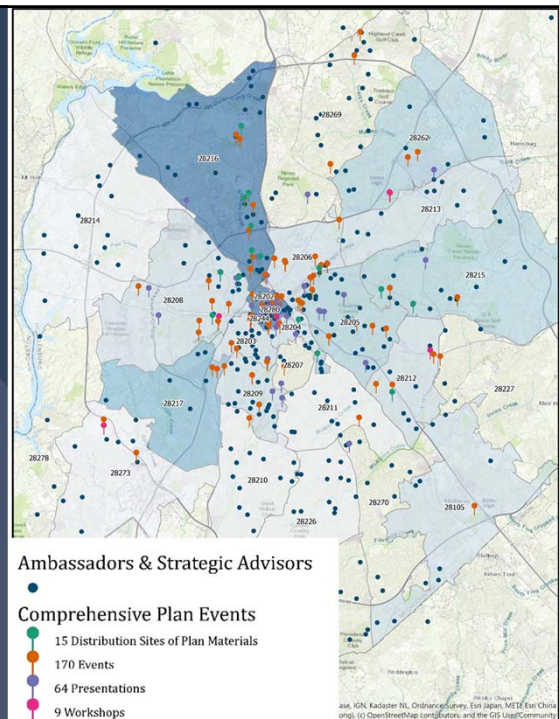




COMMUNITY ENGAGEMENT

- Robust, innovative, and inclusive
- Focused on **access to information** and meeting people where they are
- Input from **groups representing all segments of Charlotte's population**
- Engaged people who **traditionally have not been in the room during the planning process**
 - people of color, youths, non-English speaking residents, and those with lower incomes



CLT Future 2040: Engagement Summary (2019 – Ongoing)

TOTAL
INTERACTIONS

500,000+



VOICES

6,500+



KEY
STAKEHOLDERS

477



METHODS OF
ENGAGEMENT

40+

 CITY OF
CHARLOTTE

40+ WAYS TO CONNECT WITH CHARLOTEANS

TRADITIONAL + IN-PERSON METHODS

-  WORKSHOPS + COMMUNITY MEETINGS
-  POP-UP MEETINGS
-  SURVEYS
-  BUS RIDER ALERTS
-  AMBASSADORS & STRATEGIC ADVISORS
-  GROWING BETTER PLACES BOARD GAME
-  COUNCIL WORKSHOPS
-  POSTCARDS
-  FOCUS GROUPS
-  CHURCH GROUPS
-  OPEN HOUSES
-  FOCUS GROUPS
-  KEY INFORMANT INTERVIEWS
-  FLYERS
-  GUEST SPEAKERS
-  TRANSLATED MATERIALS

MEDIA

-  MEDIA COVERAGE
-  RADIO INTERVIEWS
-  PODCASTS

SOCIAL MEDIA



DIGITAL/VIRTUAL METHODS

-  EMAILS
-  WEBSITE
-  WEBINARS
-  VIRTUAL OPEN HOUSE
-  DIGITAL ADS
-  LIVESTREAMED MEETINGS
-  FOCUS GROUPS
-  WORKSHOPS + COMMUNITY MEETINGS
-  CHARLOTTE FUTURE CITY-BUILDING GAME
-  VIRTUAL LISTENING SESSIONS
-  DRIVE-IN WORKSHOP
-  AMBASSADORS & STRATEGIC ADVISOR ACTIVITIES
-  AMBASSADOR TOOLKIT
-  COLORING SHEETS
-  GUEST SPEAKERS

CHARLOTTE
FUTURE
2040
COMPREHENSIVE
PLAN

 CITY OF CHARLOTTE

COMPREHENSIVE PLAN ADOPTION PROCESS



WAYS TO COMMENT

1 **ONLINE**

- Comment on the E-Plan at:
<https://www.cltfuture2040plan.com/>

3 **VIA EMAIL**

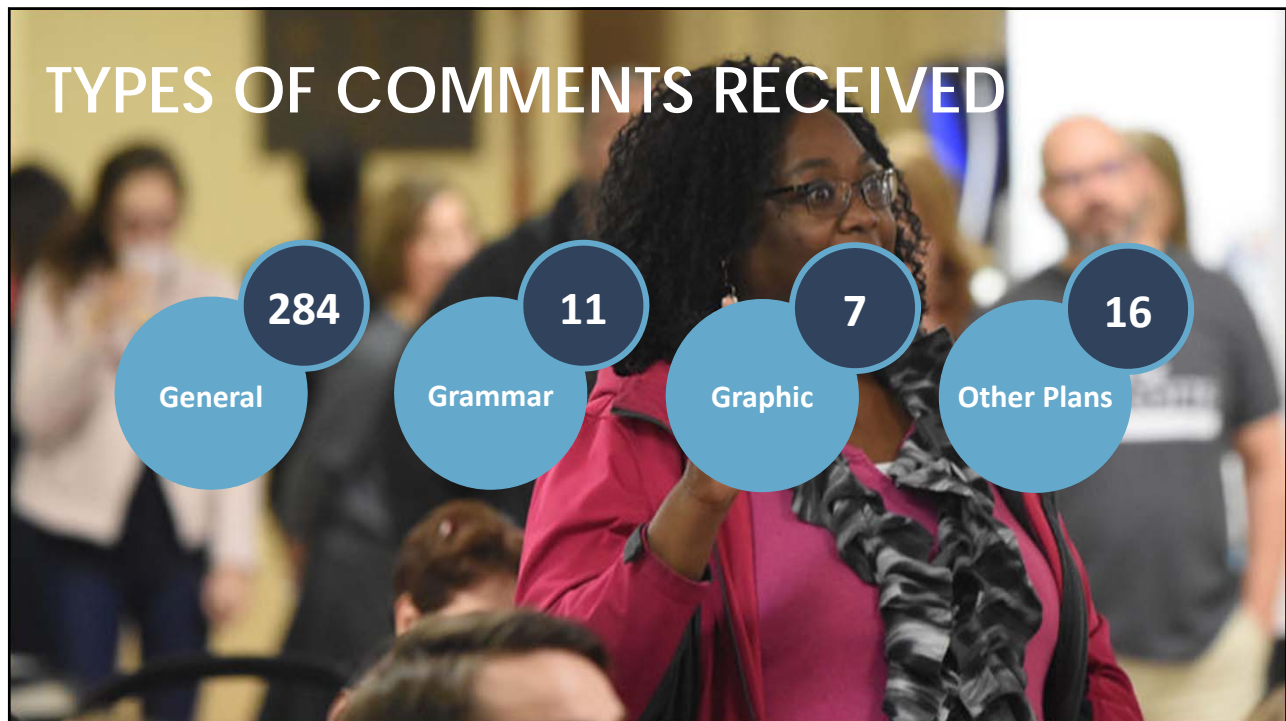
- Email your comments to:
cltfuture2040@charlottenc.gov

2 **THROUGH THE MAIL**

- Request a comment form by email:
cltfuture2040@charlottenc.gov
- Mail to:
**Charlotte Future 2040,
600 E. 4th Street 8th Floor
Charlotte, NC 28202**

4 **OVER THE PHONE**

- Call Charlotte Mecklenburg 311:
[Leave a message with your comment](#)



COMMENTS BY PLAN SECTION



COMMENT SUMMARY

PLAN SECTION: COMMUNITY BASED VISION

- **Vision should be bolder**, particularly in the introduction
- The vision should include **nature-rich city**, Charlotte needs to become in order to embrace sustainable concepts
- Include language around **equitable growth in the planned transit/transportation corridors**
- **Mitigating Vulnerability to Displacement** section should speak not only to the morality/charitable aspects as to why it is important, but also to the **long term sustainability, economy well being**, and the fact that our fates are tied together
- Require a **community design process that increases interaction between residents** in that community which can sometimes reduce the potential for crime

COMMENT SUMMARY

PLAN SECTION: COMPLETE COMMUNITIES & PLACES

- Plan needs to address infill residential development and protecting existing character
- Need details on location/mapping of Place Types
- Commercial Place Type should not restrict heights, might impact quality of development (hotels)
- Be clear about transition from Activity Centers to Neighborhood Place Types
- Ensure that parks, trails and sidewalks are clearly indicated as transportation facilities
- Plan must help increase the availability of mixed priced housing



COMMENT SUMMARY

PLAN SECTION: POLICY FRAMEWORK

- Consider more public plazas and hardscapes to neighborhoods
- Diversity of foodscapes conceptualized may help to engage different community members
- Address the need for a public space master plan and funding strategies to activate public spaces throughout the city
- Plan should have an estimated cost and the means to finance. If the draft plan is not affordable it is not an appropriate plan
- Need to prevent displacement of residents, and actively support those who are threatened with displacement.
- Add land banking to provide for future affordable housing



COMMENT SUMMARY

PLAN SECTION: POLICY FRAMEWORK

- In near-term, it is unlikely that the NC GA will address affordable housing issues. Efforts should **turn to Federal change** – prevention focused – including **more funding to affordable housing**.
- **Include support for “existing businesses”** (as well as new) in providing fair wages and also add “worker protections”.
- **Collaborate with cultural institutions and employment and training providers** to create strategies to eliminate racial disparities in access to training and work opportunities.
- **Quads are quite nice in a neighborhood** and should be allowed on collectors, locals, etc. look at how nice Plaza Midwood is with these.
- **10-mins is too dense for Steele Creek Resident**; forcing non-residential within ½ mile of every home



COMMENT SUMMARY

PLAN SECTION: IMPLEMENTATION STRATEGY

- **Prioritize neighborhood displacement and affordable housing investment in TOD corridors**
- **Add under existing and potential tools: Neighborhood matching grants and other city grant programs**
- **Clarify role of the Plan versus UDO**; regulatory tool vs. policy
- **Planning Approach is problematic**. It says that ‘Strategic and Functional/Action Plans’ are” NOT NULLIFIED upon adoption by the Comprehensive plan. **The Plan should be the ‘highest policy level policy guidance**. Need to clarify language.
- **Explore how the market dynamics can change to support desired ‘amenities’** will be built & supported by currently ‘incomplete’ neighborhoods.



10 PLAN GOALS

01 10-MINUTE NEIGHBORHOODS

02 NEIGHBORHOOD DIVERSITY & INCLUSION

03 HOUSING ACCESS FOR ALL

04 TRANSIT- & TRAIL-ORIENTED DEVELOPMENT

05 SAFE & EQUITABLE MOBILITY

06 HEALTHY, SAFE, & ACTIVE COMMUNITIES

07 INTEGRATED NATURAL & BUILT ENVIRONMENTS

08 DIVERSE & RESILIENT ECONOMIC OPPORTUNITY

09 RETAIN OUR IDENTITY & CHARM

10 FISCALLY RESPONSIBLE



WHAT IS IN THE PLAN?

02 NEIGHBORHOOD DIVERSITY & INCLUSION

Charlotte will **strive for all neighborhoods to have a diversity of housing options by increasing the presence of middle density housing** (e.g. duplexes, triplexes, fourplexes, townhomes, accessory dwelling units and other **small footprint housing types**) and ensuring land use regulations allow for flexibility in creation of housing within existing neighborhoods.

BIG IDEA

- Allow more housing types in traditional single-family zoning districts to encourage housing diversity everywhere in our community



West End



Dilworth



Myers Park



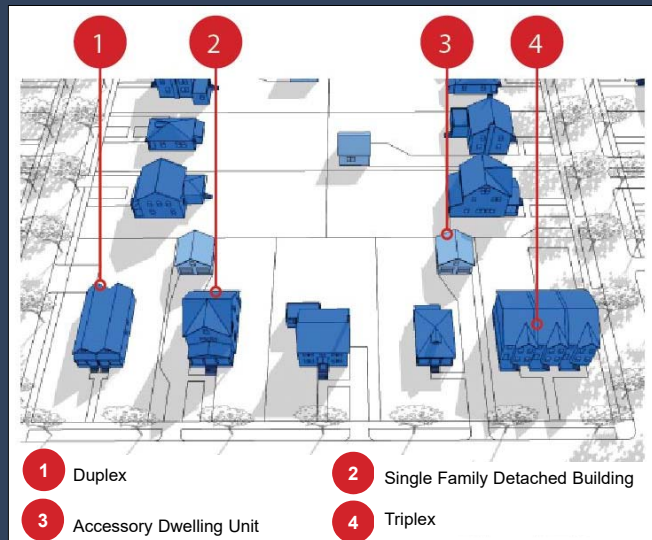
Elizabeth



WHAT IS IN THE PLAN?

Policy Language

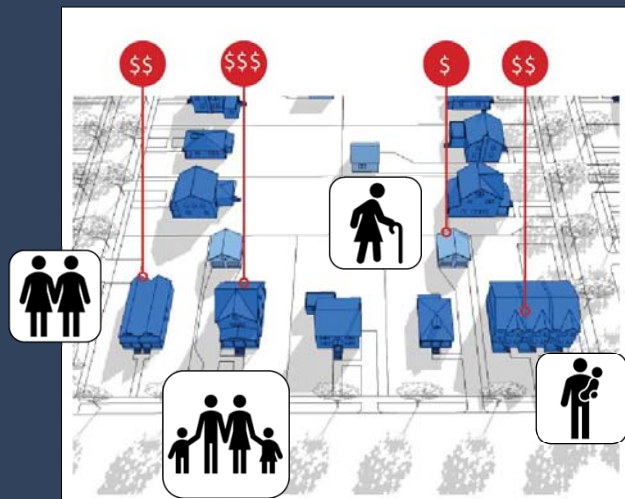
1. Allow **duplex and triplex housing units on all lots** where single-family housing is allowed and **require conformance with residential lot size requirements, setback requirements,** and other site development standards specified within the Unified Development Ordinance (UDO).
2. Allow **fourplexes on all lots fronting arterials** where single family detached dwellings are **permitted when key city priorities are advanced and community benefit is provided** such as affordable and/or workforce housing.
3. Provide opportunities for single family attached and small-scale multifamily housing developments (15 units or less) along arterials in lower density, predominantly residential areas (applies to Neighborhood 1).



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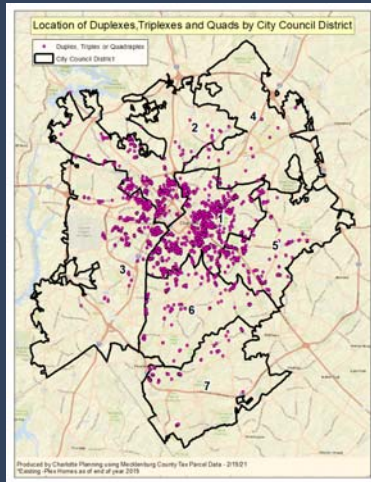
WHY IS DIVERSITY IMPORTANT?

- Offers a range of building types
- Increases affordable housing options
- Improves inequities
- Creates more inclusive neighborhoods

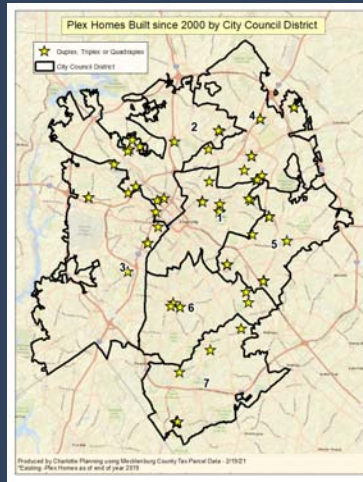


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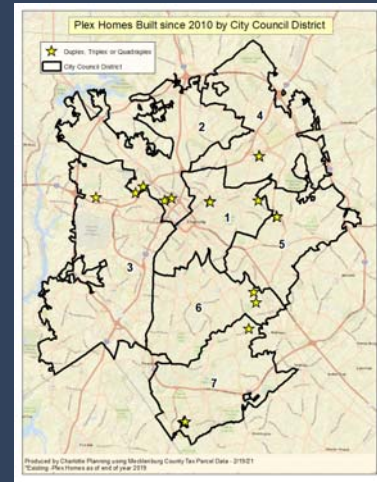
WHY DIVERSITY IS IMPORTANT?



5,631 Units Citywide
1/3 Built in 1950s

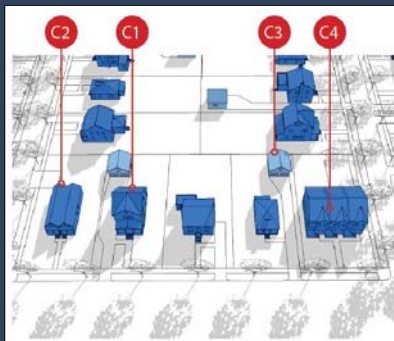


Units Built Since 2000



Units Built Since 2010

HOW WILL IT WORK?



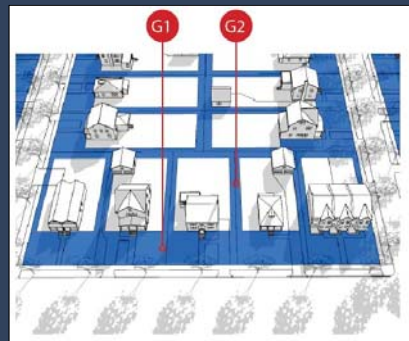
Mix of Building Types

- C1: Single Family Detached Building
- C2: Duplex
- C3: Accessory Dwelling Unit
- C4: Quadruplex



Similar Height & Width for All Building Types

- E: Building Widths
- F: Building Heights



Similar Yard Requirements for All Building Types*

- G1: Front Yard
- G2: Side Yard

*Required single driveways for ADUs, duplexes triplexes or quadruplexes and no parking in the front yards.



COMMUNITY CONVERSATIONS SPEAKER SERIES



March 9, 2021
11:30 am – 1:00 pm

CHARLES HALES

Former Mayor of Portland, Oregon
Senior Vice President and Director of Planning, HDR

Register at www.cltfuture2040.com





CITY WIDE COMMUNITY CONVERSATION

March 16, 2021
12 – 1 pm and 5:30 – 6:30 pm

Participate LIVE on the City of Charlotte:

- YouTube Channel
- GOV Channel
- Facebook Page




WHAT HAPPENS NEXT?



 CITY OF
CHARLOTTE



► March 1, 2021

UDO Update

Charlotte City Council

 CITY OF
CHARLOTTE
PLANNING, DESIGN
& DEVELOPMENT

Why Develop a UDO?

- To be the **primary regulatory tool** for implementation of the Charlotte Future 2040 Comprehensive Plan
- To create **more predictability** for future development
- To **align all development regulations** so that they seamlessly work together
- To include current **best practices** and **revised development standards**
- To **consolidate development regulations** into single document with all **regulations related to a specific topic in one place**
- To create a **more user-friendly** ordinance:
 - Simplify terms** and create common language
 - Increase the use of **graphics**
- (July 2021) To comply with new **North Carolina 160D legislation**



 CITY of CHARLOTTE

What is the Connection?

Vision

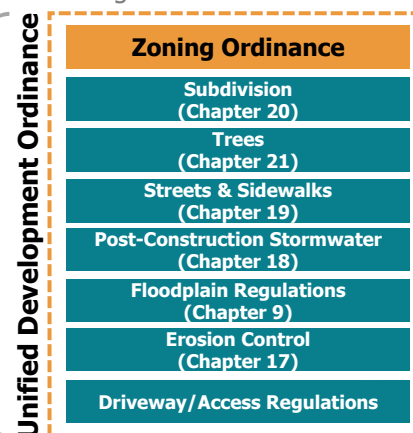
Policies & Plans



Policy Guidance for Growth & Development

Implementation

Regulations & Ordinances



 CITY of CHARLOTTE

WHAT CAN UDO?

UDO Outline



- Introductory Provisions
- Zoning
 - *Districts*
 - *Uses*
 - *General Development Standards*
- Subdivision, Streets, and Infrastructure
- Stormwater and Natural Resources
- UDO Administration and Approvals

 CITY of CHARLOTTE



Where Are We Now?







Initial Phase

(2019)

-  New TOD Districts
-  Alignment Rezoning for TOD
-  New Sign Regulations
-  Tree Ordinance Update for Urban Sites






Full UDO

(2020-21)

-  TOD and Signs Updates
-  **Draft UDO Document**
-  City Council and Planning Commission Updates
-  Ordinance Advisory Committee Review
-  Community Engagement
-  Adoption Process

Implementation

(2022-23)

-  Effective Jan. 1, 2022
-  Customer and Staff Training
-  Zoning Districts Translation
-  Alignment Rezoning(s)
-  Clean-up Text Amendment(s) as needed

 CITY of CHARLOTTE

WHAT CAN UDO?

Consultant Team

Lead UDO Consultant:

Camiros

- Provides a full range of services in the areas of planning, zoning, urban design, economic development, and landscape architecture.
- Founded in 1976 and located in Chicago, Camiros has provided services to over 250 communities across the United States.

Camiros Project Manager:

Arista Strungys, FAICP, PP

- Leads Camiros' zoning practice
- Extensive experience in a wide array of zoning and planning projects throughout her career
- Worked across the country to author innovative, workable development regulations that enhance sustainability, further economic development, and reinforce the character of communities.

Other:

- **Parker Poe** - Legal Review & Support

City/County Departments

- Planning, Design & Development (*Lead*)
- Aviation
- CATS
- CDOT
- Charlotte Fire Department
- Charlotte Water
- City Attorney's Office
- Economic Development
- Housing and Neighborhood Services
- LUESA - Land Use and Environmental Services Agency (County)
- Park and Recreation (County)
- Solid Waste Services
- Storm Water Services

Interdepartmental Team

Provides staff expertise to UDO process by:

- Giving **Input** Prior to Drafting
- **Reviewing** Sections of the Ordinance
- Participating in **Community Engagement** Events
- Supporting City Council **Adoption Process**
- **Implementing** New Ordinance

Ordinance Advisory Committee



- **30+ volunteer community members**
 - Approximately half represent **neighborhoods and sustainability interests**, and half represent the **design and development** sectors
- Provides **advice and feedback** to staff on content of draft ordinance
- **18 regular OAC meetings and 3 optional drop-in meetings** since adoption of the TOD districts in April 2019
- **7 additional regular meetings** (plus optional drop-in meetings) between now and first public draft of the UDO



 CITY of CHARLOTTE

Policy + Place Types + Regulations

How This Works (Example)

POLICY	PLACE TYPES	REGULATIONS
<p>Increase presence of "missing middle" density housing (e.g. duplexes, triplexes, fourplexes, townhomes, accessory dwelling units/ADUs), and other small lot housing types) and ensure land use regulations allow for flexibility in creation of housing within existing neighborhoods.</p> <p>Ensure opportunities for residents of all incomes to access affordable housing through the preservation of naturally occurring affordable housing and workforce housing and increasing the number of affordable and workforce housing units through new construction.</p>	<p>NEIGHBORHOOD 1</p>  <p>NEIGHBORHOOD 2</p> 	<p>N1-A N1-B N1-C</p> <p>N1-D N1-E N1-F</p> <p>N1-CCO N1-NCO</p> <p>N1-RIO</p> <p>N2-A N2-B N2-C</p> <p>Unified Development Ordinance</p>

 CITY of CHARLOTTE

WHAT CAN UDO?

Neighborhood 1 Zoning Districts

PLACE TYPE/POLICY

ZONING REGULATIONS

NEIGHBORHOOD 1



A mix of single family residential and low density multi-family neighborhoods with detached housing types as well as duplexes and triplexes. Other uses include civic and institutional uses and services like schools and parks.

N1-A

Comparable to R-3

N1-B

Comparable to R-4

N1-C

Comparable to R-5

N1-D

Comparable to R-6/R-8

N1-E

Comparable to UR-1

N1-F

Small TH/MF on Arterials

N1-CCO

Cottage Court
Overlay

N1-NCO

Neighborhood
Character Overlay

N1-RIO

Residential Infill
Overlay

Overview: N1-A/B/C/D/E

PLACE TYPE/POLICY

ZONING REGULATIONS

Land Use

- **Single-family detached homes** on individual lots are the primary use in this Place Type.
- **Accessory Dwelling Units (ADUs)** are frequently found on the same lots as individual single-family detached homes.
- **Duplexes, triplexes, quadraplexes, and civic uses**, such as parks, religious institutions, and neighborhood scaled schools, may also be found.
- In some cases, **small neighborhood commercial buildings** are found in older neighborhoods.

N1-A

N1-B

N1-C

N1-D

N1-E

(Would replace current **R-3, R-4, R-5, R-6, R-8, and UR-1**)

- **Single-family, duplex, and triplex dwellings** allowed on any lot in any district.
- **Quadraplex** allowed on arterial streets **when an affordable housing unit is provided**.
- **ADUs allowed**.
- **Civic and institutional uses**, such as schools, religious institutions, and parks, are allowed.
- **Neighborhood commercial establishments in existing buildings** are allowed.

Overview: N1-F

PLACE TYPE/POLICY

ZONING REGULATIONS

Land Use Policy

- **Smaller lot single-family detached** developments, **small** townhome buildings, and **small** multi-family buildings on individual lots, as well as civic uses, are also found on some 4+ lane arterials.



Small-scale
multi-family
building



N1-F (Small-scale **Townhome** and **Multi-Family**)

- Allows for the development of residential dwellings on lots of **3,500 square feet or greater** and is intended to be applied **predominantly along arterials**.
- Accommodates **multiple forms of residential development** (including small-scale townhomes and multi-family).
- **Townhome/multi-family attached development** limited to two principal structures on a lot.
- **Multi-family stacked developments** are limited to one principal structure on a lot.
- Includes on-site **open space**.
- Dimensional standards oriented typically toward **arterial frontage conditions**.

Alternative Development Options

Conservation Development

- Available as an alternative to traditional site layout.
- Designed to provide additional **open space and tree save**.



Mixed-Income Bonus

- Allows development under the standards of district of **greater intensity**
- 50% of additional units allowed by bonus to be set aside for households earning **70% of Area Median Income (AMI)**



Overlay Districts



N1-CCO

(Cottage Court Overlay District)

- Total lot area required is **50% of total lot area per underlying district**.
- Individual lots or building sites **do not have to meet** lot size, lot width, setback or building coverage
- Dwellings **front on public street or around a common open space**.



N1-RIO

(Residential Infill Overlay District)

- Facilitate **residential infill development** in N1 districts.
- Maintain and complement **existing neighborhood pattern and scale** through specific controls addressing height and dwelling unit size.



N1-NCO

(Neighborhood Character Overlay District)

- The district is intended to allow for the creation or modification of standards to **preserve existing neighborhood character** and **encourage compatible infill development**.

 CITY OF CHARLOTTE

Neighborhood 1 Residential Districts

WHAT CAN UDO?

Mixed-Use & Non-Residential Place Types

MANUFACTURING & LOGISTICS	INNOVATION MIXED-USE	CAMPUS	NEIGHBORHOOD CENTER	COMMUNITY ACTIVITY CENTER	REGIONAL ACTIVITY CENTER	COMMERCIAL
Higher intensity uses that are major economic and employment drivers, including manufacturing, waste processing, power generation, bulk and retail trade and other similar uses. Many uses require space for outdoor storage, parking and maneuvering for equipment, loading and unloading, and should be buffered from surrounding areas.	Lower intensity industrial and employment uses, including office, research, light manufacturing, warehousing, distribution and other similar uses. Many uses require space for outdoor storage, parking and maneuvering for equipment, loading and unloading, and should be buffered from surrounding areas.	Complexes provide places for office, healthcare, education, religion or similar institutions/organizations that require a significant amount of space for various activities. Campuses usually have a specific use and are distinct from their surroundings.	The smallest type of center, a mixed use place that offers higher intensity residential uses and neighborhood services, like a grocery store, offices and institutional uses that serve the immediate area.	Smaller commercial and civic areas that provide services for the surrounding area in low to mid-rise buildings. Today these places are single use shopping centers, but over time it is expected that these places will develop as experience rich and support a greater mix of uses due to their high level of accessibility from multiple neighborhoods.	The largest centers of activity outside of downtown, with a walkable and diverse mix of uses that serve the region. Buildings are mid to high-rise, featuring dense housing and retail and office uses with transit and major offices located at transit interchanges.	Highly auto-oriented places that accommodate people traveling from one place to another, typically by car. Primarily retail and office uses with hotels and large offices located at interstate interchanges.
						

Proposed Mixed-Use/Non-Residential Zoning Districts

ML-1 Manufacturing & Logistics 1	IMU Innovation Mixed-Use	IC-1 Institutional Campus 1	NC Neighborhood Center	CAC-1 Community Activity Center 1	RAC Regional Activity Center	CG General Commercial
ML-2 Manufacturing & Logistics 2		IC-2 Institutional Campus 2		CAC-2 Community Activity Center 2	UE Uptown Edge	CR Regional Commercial
		OFC Office Flex Campus			UC Uptown Core	
				TOD Transit Oriented Development		

Additional Overlay and Special Purpose Districts

HDO

**Historic District
Overlay**

ANDO

**Airport Noise Disclosure
Overlay**

MHO

**Manufactured Home
Overlay**

MHP

**Manufactured Home
Park District**

UDO Schedule

2019-2020

JAN-APR 2021

MAY 2021

JUN-AUG 2021

SEPT-OCT 2021

PHASE 1

- ✓ TOD Adopted
- ✓ Revised Sign Regulations
- ✓ Tree Ordinance Text Amendment
- ✓ TOD Alignment Rezoning

PHASE 2

- Drafting UDO
- OAC Meetings
- Council & Planning Commission Updates

PHASE 3

- OAC Meetings
- UDO Public Draft
- Council & Planning Commission Updates

PHASE 4

- UDO Public Review
- OAC Meetings
- Council & Planning Commission Updates
- Public Hearing Draft (August)

PHASE 5

- Public Hearing
- Planning Committee
- TAP/E Committee
- Final Draft UDO for Adoption
- City Council Adoption

After Adoption of UDO

**UDO User
Training**
(internal and
external users)

**City Council
Informational
Sessions**

**Zoning
Translation**

**Alignment
Rezoning**

Questions & Comments