

City of Charlotte
Neighborhood Equity & Stabilization Commission

UDO Workshop
 Tuesday, October 18, 2022
 8:30 a.m. – 12:30 p.m.

Committee Members:

Vanessa Allen	Naiyar Ghaswala	Roma Johnson
Angela Ambroise	Kim Graham (Co-Chair)	Vicki Jones
Nadia Anderson	Justin Harlow (Co-Chair)	Kathleen Maloomian
Melissa Gaston	Monique Humphries	Marta Tataje
Mitch Gibson	Tonya Jameson	Kimberly Timmons-Hampton

City of Charlotte Staff Resources:

<u>Housing & Neighborhood Services</u>	<u>Planning, Design & Development</u>
Shawn Heath	Alyson Craig
Rebecca Hefner	Robyn Byers
Nicole Storey	Laura Harmon

AGENDA

Breakfast / Networking		30 mins	8:30 – 9:00
1. Welcome and Workshop Overview	Alyson Craig Shawn Heath	15 mins	9:00 – 9:15
	Kim Graham Justin Harlow		
2. Participant Activity	Rebecca Hefner	15 mins	9:15 – 9:30
	All		
3. Neighborhood Diversity and Inclusion <ul style="list-style-type: none"> • Planning for Charlotte’s Growth • Plex Housing in Charlotte • Duplex-Triplex Likelihood Analysis 	Robyn Byers Laura Harmon	75 mins	9:30 – 10:45
Break		10 mins	10:45 – 10:55
4. Housing Access and Related Goals <ul style="list-style-type: none"> • Accessory Dwelling Units • Affordable Housing Development Allowances • Transit-Oriented Development 	Rebecca Hefner Laura Harmon	20 mins	10:55 – 11:15
5. Displacement Scenario Activity – Staying in Place Pilot Program	Rebecca Hefner	45 mins	11:15 – 12:00
	All		
6. Working Lunch <p>Implementation and Resident Engagement</p> <ul style="list-style-type: none"> • Community Area Planning • Neighborhood Character Overlays • Neighbors Building Neighborhoods 	Laura Harmon Nicole Storey	25 mins	12:00 – 12:25
Closing	Rebecca Hefner	5 mins	12:25 – 12:30

Next Meeting. The next meeting will occur Wednesday, December 14, 2022 @ 5:30 p.m.

The Charlotte NEST Commission is established for a 3-year period beginning in 2022 and is charged with reviewing and recommending specific anti-displacement strategies and specific tools for protecting residents of moderate to high vulnerability of displacement.



CHARLOTTE FUTURE | 2040 COMPREHENSIVE PLAN

UDO
UNIFIED DEVELOPMENT ORDINANCE

PLANNING CHARLOTTE'S GROWTH

Enhancing Our Toolbox

NEST Commission - UDO Workshop
October 18, 2022

1

Discussion Questions for Today	
<ol style="list-style-type: none"> 1. Why do we need a Comprehensive Plan and Unified Development Ordinance? What does it say about neighborhoods? 2. Where will more housing types be allowed under the new regulations in the UDO? What restrictions are included? 3. Where is the market most likely to support the construction of duplex + triplex units in Neighborhood 1 zoning districts in the near-term? How does this overlay with areas of moderate to high vulnerability to displacement? 	

2

Discussion Question No. 1

Why do we need a Comprehensive Plan and Unified Development Ordinance? What do they say about neighborhoods?

11/15/2022

3

WHY DID WE NEED A COMPREHENSIVE PLAN?

- In the next 20 years:
 - + 500,000 Residents
 - + 200,000 Jobs
- Last comprehensive plan published in 1975
- Many district and area plans over 20 years old
- Growing need to address unintended consequences of growth and development
- Modernized tools to make the planning and development process easier to understand



4

OUR CITY'S "GUIDING LIGHT"

- **Guides our growth** over the next 20 years
- A **"living document"** that integrates community input and best practices for growth, development, and capital investments
- **Addresses** equity, transportation, quality of life, economic development, jobs, upward mobility, affordable housing, health, safety, and sustainability



5

COMPREHENSIVE 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



6

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

7

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).



NoDa

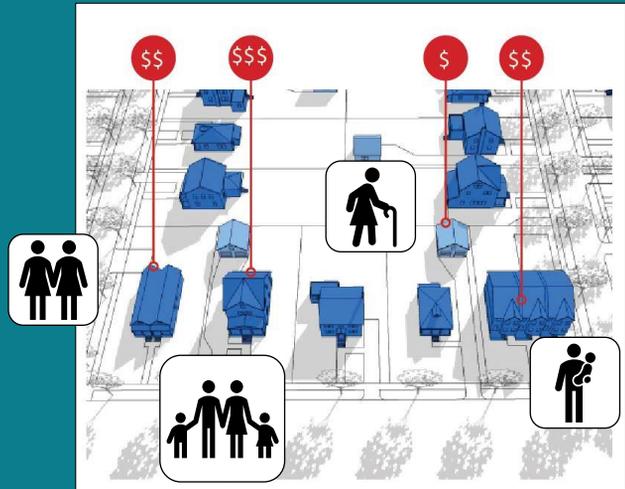


Enderly Park

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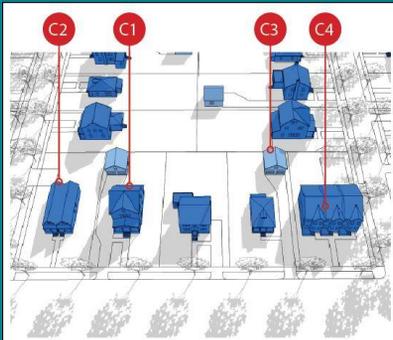
WHY IS DIVERSITY IMPORTANT?

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



9

HOW WILL IT WORK?



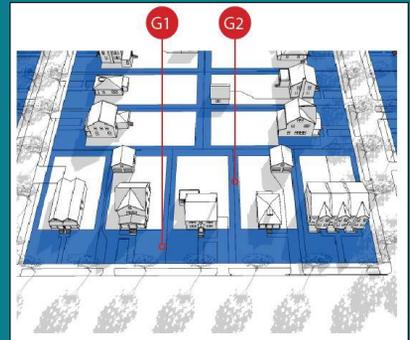
Mix of Building Types

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



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

10

MYTH VS. FACT

Does the Comprehensive Plan/UDO eliminate Single Family Zoning?

No. The Plan + UDO EXPANDS housing types in single-family neighborhoods by allowing duplexes, triplexes, and fourplexes in more locations throughout the community.

Will the Plan/UDO override restrictive covenants or HOA regulations for my neighborhood?

No. City Policies and regulations cannot override private legal agreements between property owners.



CREATING COMPLETE COMMUNITIES

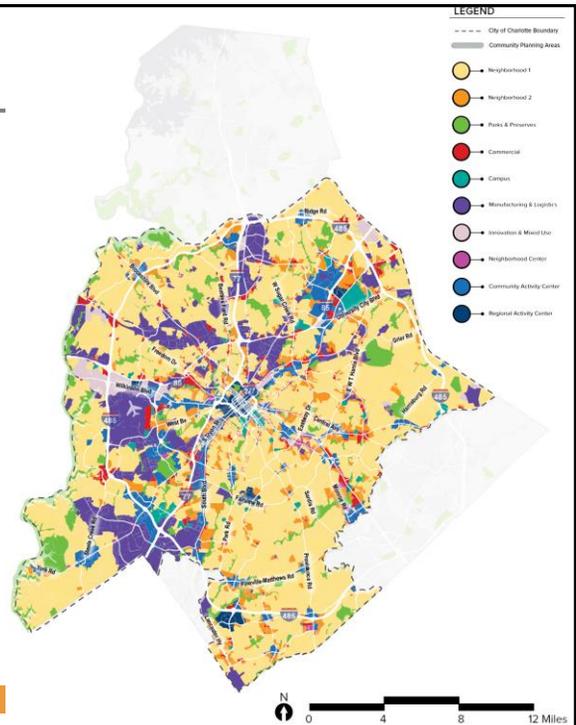
- Each Place Type includes **recommendations** for land use, character, transportation, and natural resources
- 10 Place Types are the **building blocks** of complete communities in Charlotte
- Place Types serve as a foundation for zoning districts

<p>PARKS AND PRESERVES</p> <p>Parks include play grounds, sports fields, pavilions, recreation facilities, and other uses that allow people to gather and play. Preserves are intended to remain passive, including those that are to be protected and conserved for the foreseeable future. These include wildlife refuges, and nature preserves with some passive amenities and activities.</p>	<p>NEIGHBORHOOD 1</p> <p>A mix of single family residential and low-density multi-family neighborhoods with detached housing types as well as townhomes and hipuses. Other uses include civic and institutional uses and services like schools and parks.</p>	<p>NEIGHBORHOOD 2</p> <p>A multi-family residential area that includes housing choices such as apartments and condominiums and neighborhood services like grocery stores, offices, and institutional uses.</p>	
<p>COMMERCIAL</p> <p>Mostly auto-oriented places that accommodate people traveling from one place to another, typically by car. Primarily retail and office uses with hotels and larger offices located at interstate interchanges.</p>	<p>CAMPUS</p> <p>Complexes provide places for office, healthcare, education, religious 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.</p>	<p>LIGHT INDUSTRIAL MIXED-USE</p> <p>Lower intensity industrial and employment uses, including office, research, light manufacturing, warehousing, distribution and can include residential and more creative uses such as art studios and breweries.</p>	<p>GENERAL INDUSTRIAL</p> <p>Higher intensity uses that are major economic and employment drivers including manufacturing, waste processing, power generation, junk and scrap metal yards and other auto uses. Many uses require space for outdoor storage, parking and maneuvering for equipment, loading and unloading, and should be buffered from surrounding areas.</p>
<p>NEIGHBORHOOD CENTER</p> <p>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.</p>	<p>COMMUNITY ACTIVITY CENTER</p> <p>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 diversify or experience infill and support a greater mix of uses due to their high level of accessibility from multiple neighborhoods.</p>	<p>REGIONAL ACTIVITY CENTER</p> <p>The largest centers of activity outside of laborers, with a walkable and diverse mix of uses that serve the region. Buildings are mid to high-rise, tapering down towards the neighborhoods. They provide a mix of residential, office, retail, civic and open space uses.</p>	



MAPPING THE PLAN POLICIES

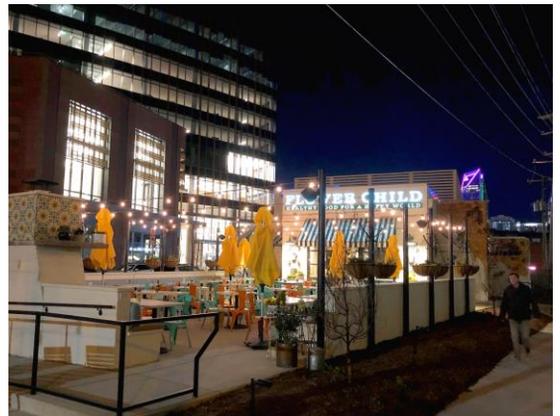
- The 2040 Policy Map is a translation of the Comprehensive Plan's "place-based" policies to specific geographies and advances the community's vision for growth.
- Provides citywide direction for balancing future needs and opportunities equitably:
 - Protects priorities while providing opportunity for growth
 - Improves access to housing and jobs in underserved areas
 - Aligns future growth with infrastructure capacity
 - Serves as framework for advancing the UDO
- Place Type designations provide guidance for:
 - Mix and proportions of land use + Building form and design
 - Mobility and parking
 - Open space



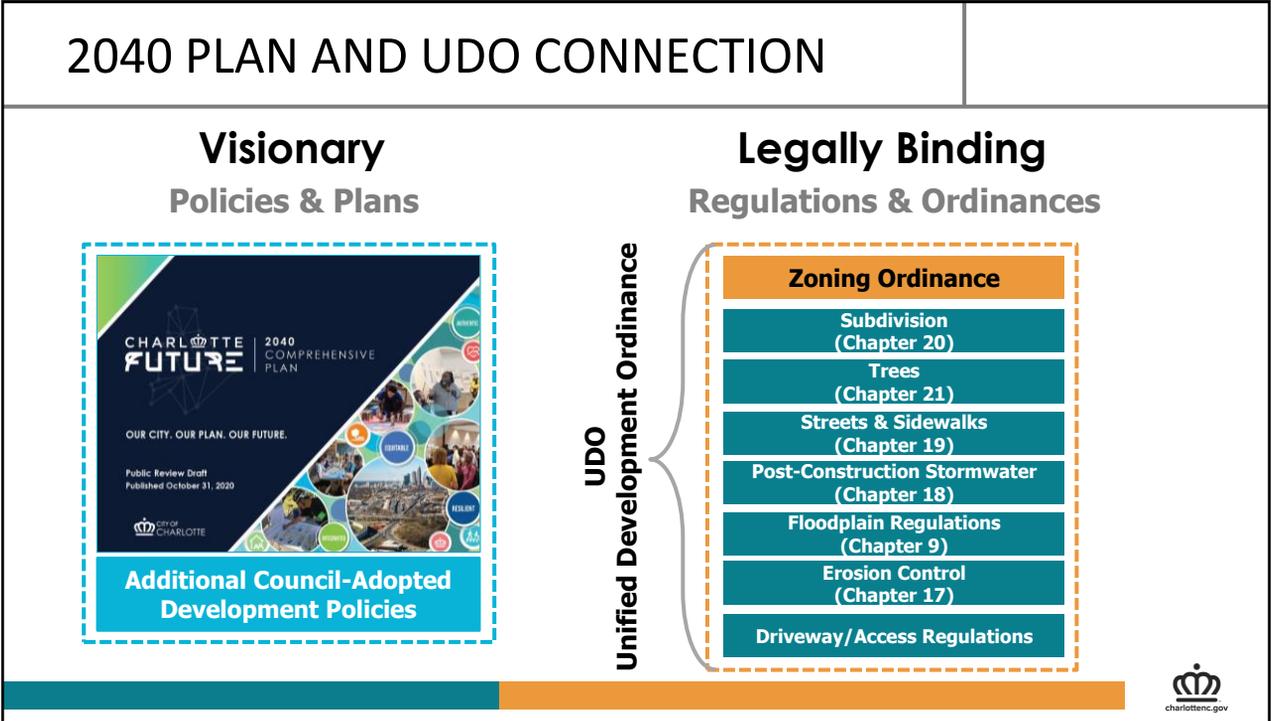
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WHY DEVELOP A UDO?

- To update and align standards to **implement** the **Comprehensive Plan** and other adopted City policies
- To **consolidate development regulations** into single document
- To locate all regulations related to a specific topic in **one place**
- To **simplify terms** and create common language
- To increase the use of graphics to make regulations easier to understand and use
- To comply with new North Carolina 160D legislation



14



15

CONNECTING THE DOTS

2040 Comp Plan Goal	UDO Requirement
Neighborhood Diversity and Inclusion	Duplexes and triplexes allowed in all zoning districts but with dimensional restrictions
Housing Access for All	New incentives to encourage inclusion of affordable units
Retain our Identity and Charm	New overlay districts for preservation of neighborhood character
Integrated Natural and Built Environment	New requirements for heritage tree protection city wide and all tree save exemptions removed
Healthy, Safe and Active Communities	Fee in lieu supports proactive tree canopy care
Safe and Equitable Mobility	New multi-modal requirements for rezonings that now include all by right projects
10 Minute Neighborhoods	Encourage high density, walkable, mixed-use development in Centers and transit areas

16

POLICY + PLACE TYPES + REGULATIONS

How This Works (Example)



17

QUESTIONS?



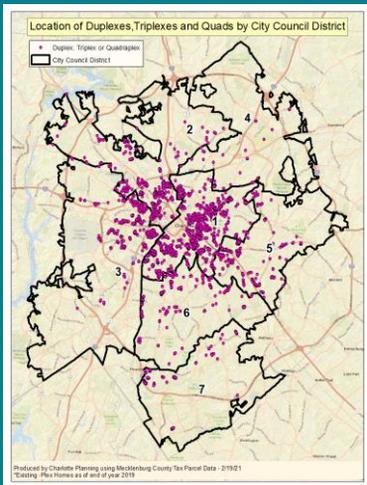
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Discussion Question No. 2

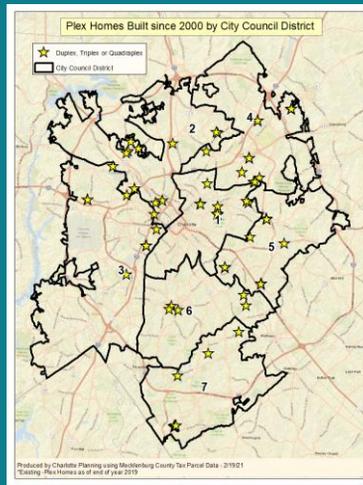
Where will more housing types be allowed under the new regulations in the UDO? What restrictions are included?

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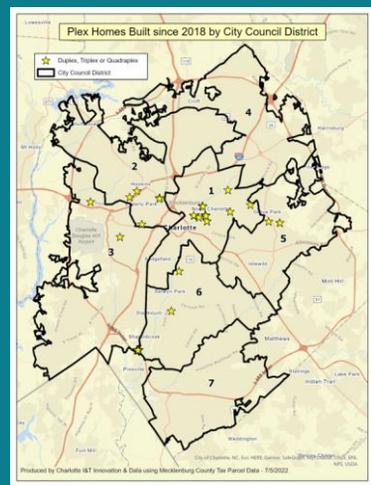
EXISTING PLEX HOUSING IN CHARLOTTE



Units Citywide



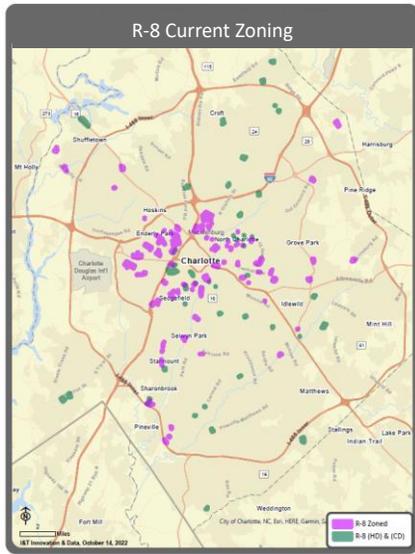
Units Built Since 2000



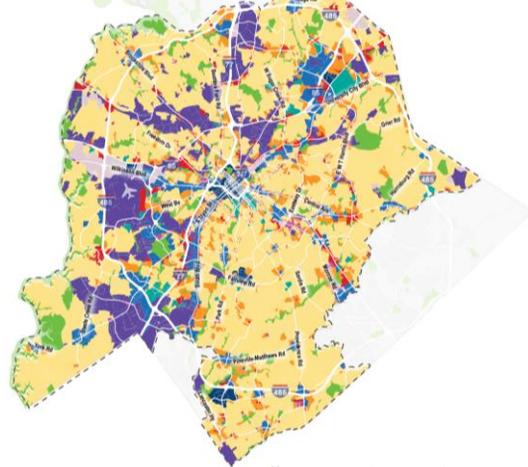
Units Built Since 2018

20

WHERE CAN DUPLEXES BE BUILT?

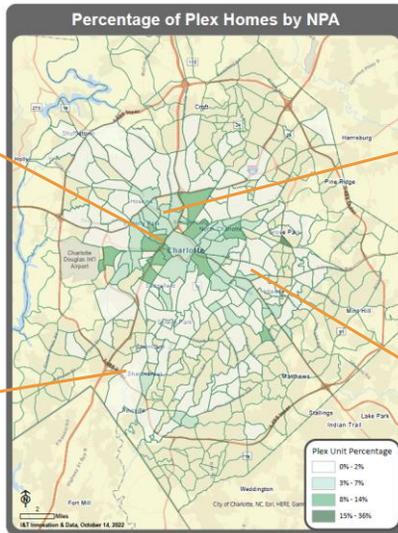


UDO Neighborhood 1 and Neighborhood 2



21

PLEX HOUSING BY NEIGHBORHOOD



22

N1 Districts Overview

N1-A

N1-B

N1-C

N1-D

N1-E

Goal: Increased Housing Opportunities

- **Single-family, duplex, and triplex dwellings** allowed on any lot
- **ADUs** allowed on lots with single-family dwelling
- **Quadraplex** allowed on arterial streets **when an affordable housing units is provided**

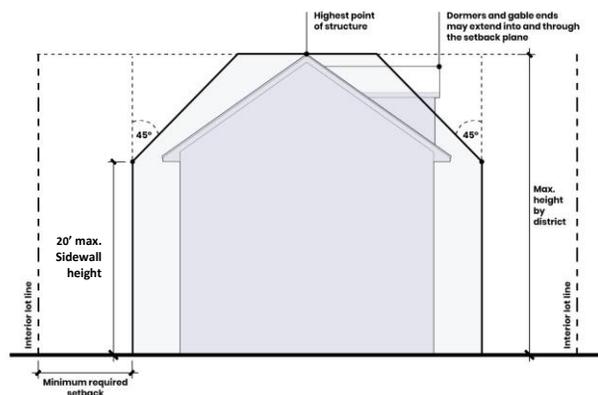
Goal: Respect Established Neighborhood Character

- **Minimum lot sizes** vary by district but are the **same for all dwelling types**
- Front, side and rear **setbacks** vary by district but are the **same for all dwelling types**
- **Driveway limitations** to maintain neighborhood character
- **Parking** for duplexes, triplexes and quadraplexes **to the side or rear of a dwelling**
- **Maximum height** for duplexes and triplexes in established neighborhoods **based on height of nearby dwellings**

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

Sidewall Height for Duplex/Triplex

- **All duplex and triplex structures** are limited to a sidewall height at the required minimum side setback of **20 feet or the average height** of adjacent building sidewalls on both sides of the lot, whichever is greater.





25

QUESTIONS?



26

Discussion Question No. 3

Where is the market most likely to support the construction of duplex and triplex units in Neighborhood 1 zoning districts in the near-term? How does this overlay with areas of moderate to high vulnerability to displacement?

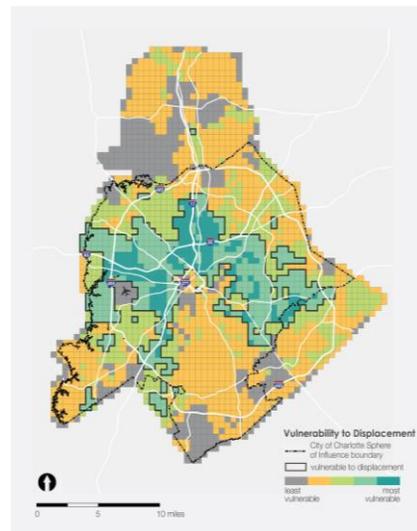
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EQUITABLE GROWTH FRAMEWORK

Areas Vulnerable To Displacement

4 Metrics

- Access to Essential Amenities, Goods, and Services
- Access to Housing Opportunities
- Access to Employment Opportunities
- Environmental Justice



28

DUPLEX/TRIPLEX LIKELINESS ANALYSIS

29

CHARLOTTE EXISTING CONDITIONS: METHODOLOGY

Physical Capacity

Measure of a parcel's physical capacity to support additional units

- Based on parcel width and size
- Estimated net new units possible

Market Support

Measure of a parcel's ability to support feasible redevelopment

- Presence of sales over minimum sale price in neighborhood
- Delta between existing parcel value and supportable home price

Other Impediments

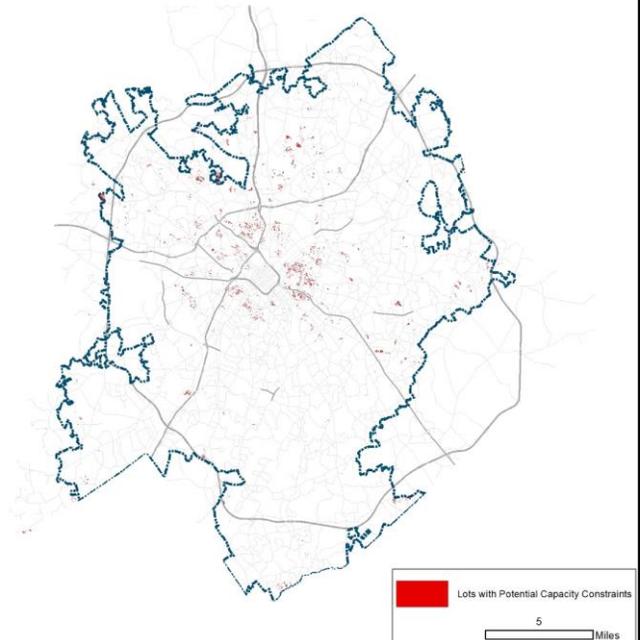
Presence of impediments to redevelopment

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30

PHYSICAL CAPACITY SCORE

- Frontage Width Score
 - Does the parcel have adequate width?
 - Minimum 50' for duplex and 65' for triplex (40' if stacked units)
- Allowable Building Space
 - Is parcel large enough?
 - Lot coverage must allow 3,000 square feet building
- 4% of SF lots deemed to have a potential constraints to allowing a second unit
- 22% of SF lots deemed to have potential constraints to allowing three units

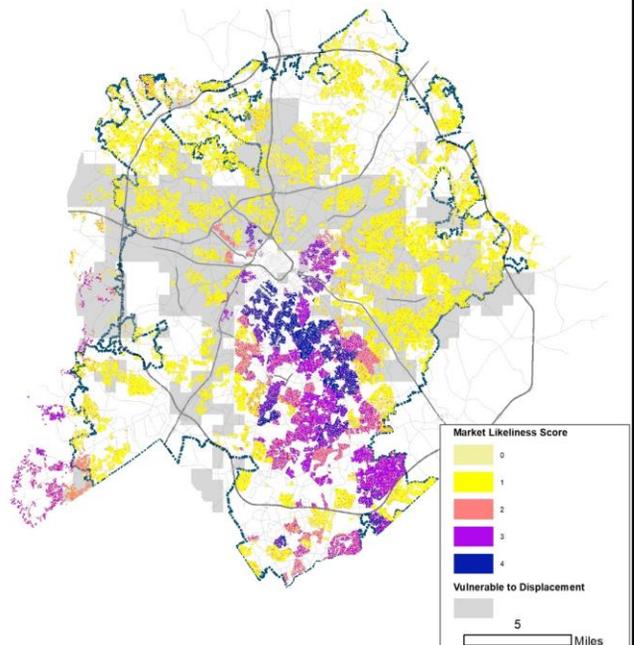


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31

MARKET SUPPORT SCORE

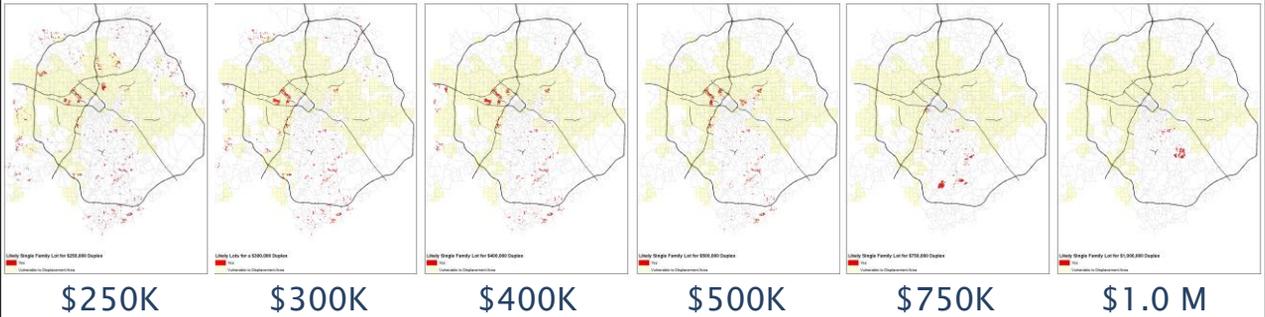
- Potential score of 0 to 4
 - 4 most likely to redevelop
- 6% of SF lots have the highest likeliness score (score of 4)
- 18% of all SF lots have moderately or highly likeliness scores (score of 3 to 4)
- 6% of SF lots that are moderately to highly likely are in vulnerable to displacement areas



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32

LIKELY DUPLEX LOCATIONS AT DIFFERENT PRICE POINTS

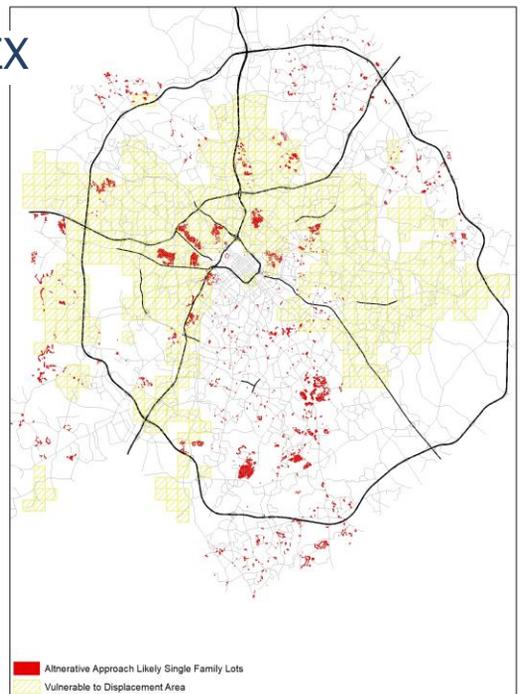


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33

LIKELY LOTS FOR DUPLEX/TRIPLEX

- Any lot that meets one of the models' criteria
- 7% of all SF lots meet criteria
 - 11,124 lots (out of 171,080)
- 8% of SF lots in vulnerable to displacement area meet criteria
 - 4,880 lots (out of 60,798)



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34

SUMMARY: LIKELINESS ANALYSIS FINDINGS

- National & Int'l. Case Studies
 - Upzoning can produce an increase in housing supply
 - The value of land likely to increase to match value of greater development potential
 - The average cost of housing (sales prices/rental rates) were not measurably impacted
- Charlotte Findings
 - Physical Capacity
 - Most single family lots have the physical capacity to allow for an additional unit
 - Market Support
 - Most impactful on likeliness
 - Parcels need low value and high enough supportable sales prices
 - 6% of lots were deemed to have the highest likeliness
 - 4,880 lots in areas vulnerable to displacement
 - Restrictive covenants also limit potential of redevelopment

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35

QUESTIONS?



36

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HOUSING ACCESS AND RELATED GOALS
ADUs, Affordable Housing Development Allowances, TOD

NEST Commission - UDO Workshop
October 18, 2022

1

Discussion Questions for Today	
<ol style="list-style-type: none"> 1. How will the regulations in the UDO increase opportunity for the creation of accessory dwelling units (ADUs)? 2. How will the regulations in the UDO increase opportunity for the development of affordable housing? 3. What is Equitable Transit-Oriented Development and how will it impact potential for displacement? 	

2

COMPREHENSIVE PLAN GOALS	
<p>01 10-MINUTE NEIGHBORHOODS</p>	<p>06 HEALTHY, SAFE, & ACTIVE COMMUNITIES</p>
<p>02 NEIGHBORHOOD DIVERSITY & INCLUSION</p>	<p>07 INTEGRATED NATURAL & BUILT ENVIRONMENTS</p>
<p>03 HOUSING ACCESS FOR ALL</p>	<p>08 DIVERSE & RESILIENT ECONOMIC OPPORTUNITY</p>
<p>04 TRANSIT- & TRAIL-ORIENTED DEVELOPMENT</p>	<p>09 RETAIN OUR IDENTITY & CHARM</p>
<p>05 SAFE & EQUITABLE MOBILITY</p>	<p>10 FISCALLY RESPONSIBLE</p>



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Discussion Question No. 1

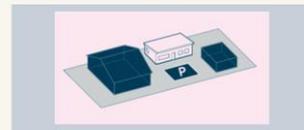
How will the regulations in the UDO increase opportunity for the creation of accessory dwelling units (ADUs)?

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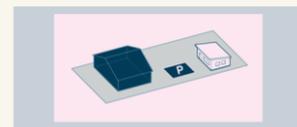
02 NEIGHBORHOOD DIVERSITY & INCLUSION

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.

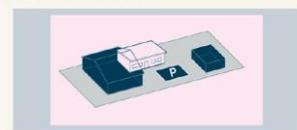
DETACHED UNIT WITH EXISTING GARAGE



DETACHED GARAGE



ATTACHED TO A PRIMARY STRUCTURE*



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Accessory Dwelling Units (ADUs)

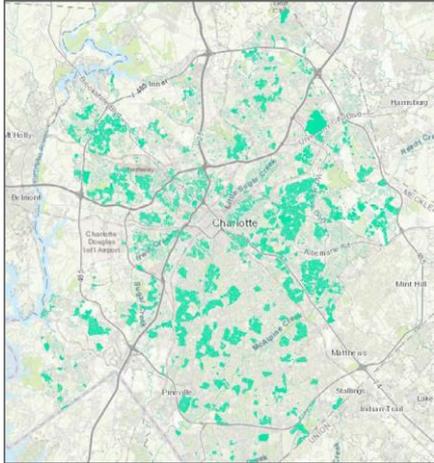
- Also known as **mother-in-law suites, granny flats, or garage/basement apartments**
- To support the goal of increased housing opportunities, ADU development standards have been **modified from the current approach**
- ADUs allowed on **lots with single-family dwelling** in any zoning district, **OR**
- On **lots with duplex dwellings** in any zoning district so long as units are **not on sublots**
- **Setback and size (bulk) standards** have been **updated & simplified** to encourage greater utilization in neighborhoods



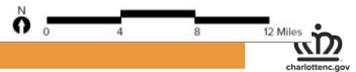
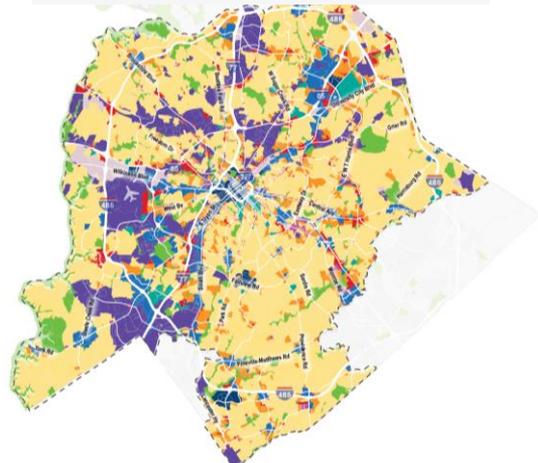
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WHERE CAN ADUs BE BUILT?

Current Regulations ~40% of Single-Family Lots



UDO: Lots with single-family dwelling in any zoning district, or duplex (not on subplot)



7

QUESTIONS?



8

Discussion Question No. 2

How will the regulations in the UDO increase opportunity for the development of affordable housing?

9

03

HOUSING ACCESS FOR ALL

Charlotte will ensure opportunities for residents of all incomes to access affordable housing through the preservation of naturally occurring affordable and workforce housing and increasing the number of affordable and workforce housing units through new construction.



10

UDO 16.3 – DEVELOPMENT BONUS MENU

- Additional building height or a reduction in required on-site open space shall be allowed through a voluntary bonus system (for all zoning districts that have a height bonus allowance, including NC, CAC, RAC, and TOD)
- Affordable housing bonus options to achieve additional floors or additional height per floor up to the "Maximum Height with Bonus" standard:
 - Provided on-site
 - Fee-in-lieu
 - Offsite housing
 - Land donation
 - Clean energy projects in affordable housing

UDO 4.5.B – VOLUNTARY MIXED INCOME

- A voluntary mixed-income residential development allows for an increase in development intensity in exchange for the provision of a mixture of affordable and market-rate housing units, expanding housing options and opportunities within the City.
- Voluntary mixed-income residential development is permitted in the N1-A, N1-B, N1-C, and N1-D Zoning Districts.
- The bonus will allow development under the next higher district. For example, property zoned N1-A would be able to use the N1-B zoning district.
- A minimum contiguous development site of one acre is required. No fewer than two affordable units may be developed.
- Development standards shall be those of the zoning district achieved through the development bonus.

UDO 16.4 - AFFORDABLE HOUSING DEVELOPMENT ALLOWANCES

Development Allowance	Affordable Units
Build to the standards of an alternative Zoning District (N2-A zoning can build to N2-B, and N2-C/NC can build to N2-A or N-2B).	30-year affordability term Minimum of 5 units <ul style="list-style-type: none"> • 30% of units at 80% AMI, • 15% of units at 60% AMI, or • 20% of units at 80% AMI in areas of high housing costs
Potential waiver of new street requirements	
Use of Tier 1 Green Area Credits	
Allowances for heritage tree mitigation	
Sidewalk cost reimbursement	30-year affordability term Minimum of 5 units <ul style="list-style-type: none"> • 20% of units at 60% AMI

QUESTIONS?



Discussion Question No. 3

What is Equitable Transit-Oriented Development (ETOD) and how will it impact potential for displacement?

15

04

TRANSIT AND TRAIL-ORIENTED DEVELOPMENT

Charlotte will promote moderate to high-intensity, compact, mixed-use urban development along high-performance transit lines and near separated multi-use pathways or trails.



16

Transit Oriented Development (TOD)

- TOD development standards are designed to create a robust network of streets, sidewalks, and bicycle paths, providing safe and convenient access to transit stations
- The new TOD Districts were adopted by the Charlotte City Council on April 15, 2019 as a Text Amendment (Rezoning Petition 2018-169), with minor updates through the UDO.



WHAT IS EQUITABLE TOD?

1. Compact Mix of Uses



2. Engaging Community Spaces



3. Accessible to All Users



4. Development Centered on Equity



ETOD STRATEGIES

1. Municipal Capacity Building
 - ETOD programming & work plan
2. Community Engagement
 - Education, inclusion, and advocacy
3. Land Use and Zoning
 - Project scorecards
4. Transportation
 - Affordability and multi-modal accessibility
5. Health and Safety
 - Develop citywide health and safety plans
6. Community History and Culture
 - Incentives/policies to preserve neighborhood assets
7. Parking
 - Unbundle parking and housing costs
8. Jobs and Workforce
 - Small business retention and development
9. Development Incentives
 - Compatible land uses

19

19

ETOD STRATEGIES: HOUSING & ANTI-DISPLACEMENT



Credit: Charlotte Housing Services

1. Acquire and hold properties through land banking in ETOD areas
2. Provide local bond funding to support affordable housing development
3. Focus municipal funding for affordable housing development in ETOD areas
4. Create community land trusts and support community control of land
5. Establish and protect the right of first refusal for affordable housing non-profits to preserve long term affordability
6. Support homeownership as a stabilizing mechanism with tenant opportunity to purchase
7. Create limited equity housing cooperatives to preserve long-term affordability
8. Provide foreclosure assistance and support tenant right to counsel
9. Establish emergency relief that models lessons learned from the pandemic

20

20

WHAT'S NEXT: EQUITABLE TOD GRANT

ETOD Planning and Implementation for the LYNX Silver Line light rail transit project: Building community capacity and reflecting community values in the corridor.

- Grant Award: \$405,000
- Timeline: Estimated start date of Fall 2022
- Implementation focused, community-built road map for the project
- Building from the ground up

Phase 1: Capacity building in the corridor, with an emphasis on environmental justice (EJ) and underserved populations

Phase 2: Infrastructure prioritization, creative funding strategies and regulatory tools to combat climate change based on the newly adopted Equitable Growth Framework and Metrics in the Charlotte Future 2040 Plan will all be included in the Implementation Strategy.

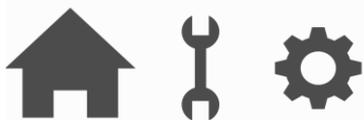
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21



WHAT'S NEXT: AFFORDABLE HOUSING

Catalyzing Affordable Housing through Equitable TOD



Layering and Leveraging the Affordable Housing Toolbox

Emerging NEST Strategies	Partnership Opportunities
Homeownership Assistance	
Rental Subsidy Programs	
Housing Trust Fund	
Low Income Housing Tax Credits	
Transit Overlay District Height Bonus	
Naturally Occurring Affordable Housing (NOAH) Acquisition and Rehabilitation	
Land Acquisition – Purchase/Donation	
City-Owned Property Evaluation	
Leveraging Data	

22

QUESTIONS?



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WHAT'S NEXT?
Implementation and Resident Engagement

NEST Commission - UDO Workshop
October 18, 2022

1

Discussion Questions for Today	
<ol style="list-style-type: none"> 1. What are the opportunities for neighborhoods to participate in change processes (Plan/UDO implementation)? 2. What tools are established in the UDO that may help preserve neighborhood character and manage change? 3. How can neighbors support neighbors to engage and leverage available resources? 	

2

Discussion Question No. 1

What are the opportunities for neighborhoods to participate in change processes (Plan/UDO implementation)?

3

MAJOR PLANNING INITIATIVES		Community Area Planning UDO – Alignment Rezoning		
		We are Here ↓		
PLANNING ACTIVITY	2021	2022	2023	2024+
Charlotte Future 2040 Comprehensive Plan Adoption	JUNE			
2040 Policy Map Adoption		MARCH		
Unified Development Ordinance Adoption		AUGUST	EFFECTIVE JUNE 21	
2040 Plan Annual Report + Implementation Dashboard		SEPTEMBER		
Community Planning Academy		AUGUST		
Community Area Planning Process				
Development Ordinance – Zoning District Alignments				

4

COMMUNITY AREA PLANNING

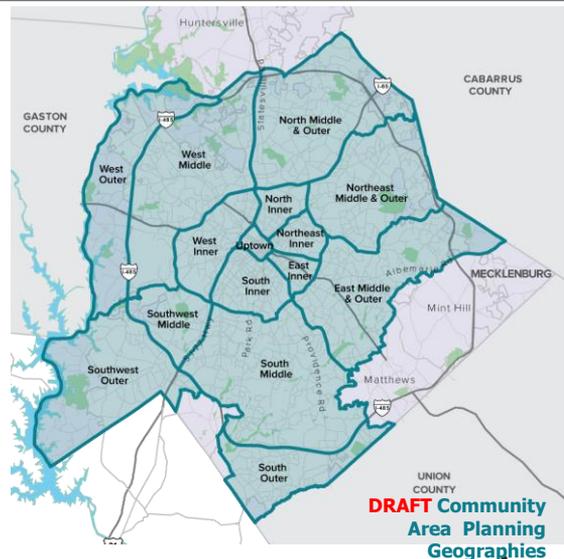
Community Area Planning
UDO – Alignment Rezoning

Purpose: Refine citywide guidance and provide neighborhood-level guidance for places, mobility, open space, capital facilities, community facilities & amenities

Approach: Utilize larger geographies than past planning efforts (small area plans)

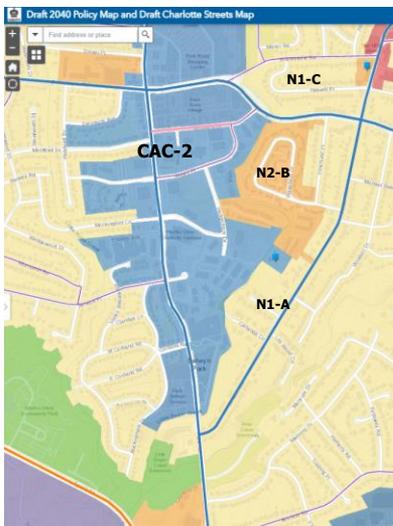
Benefits:

- Provide neighborhood-level guidance for entire city
- Facilitate conversations and collaboration among neighborhoods
- Assess major barriers that typically serve as neighborhood boundaries
- Efficiently and effectively identify citywide policy amendments



ALIGNMENT REZONING

Community Area Planning
UDO – Alignment Rezoning



- Alignment Rezoning - process of proactively rezoning parcels throughout the city to **align the zoning** with the mapped Place Type
- Alignment Rezoning is necessary to ensure that zoning **implements the vision** and policies of the adopted 2040 Charlotte Future Comprehensive Plan
- Alignment Rezoning will be **done in concert** with the Community Area Planning process



Engagement Overview

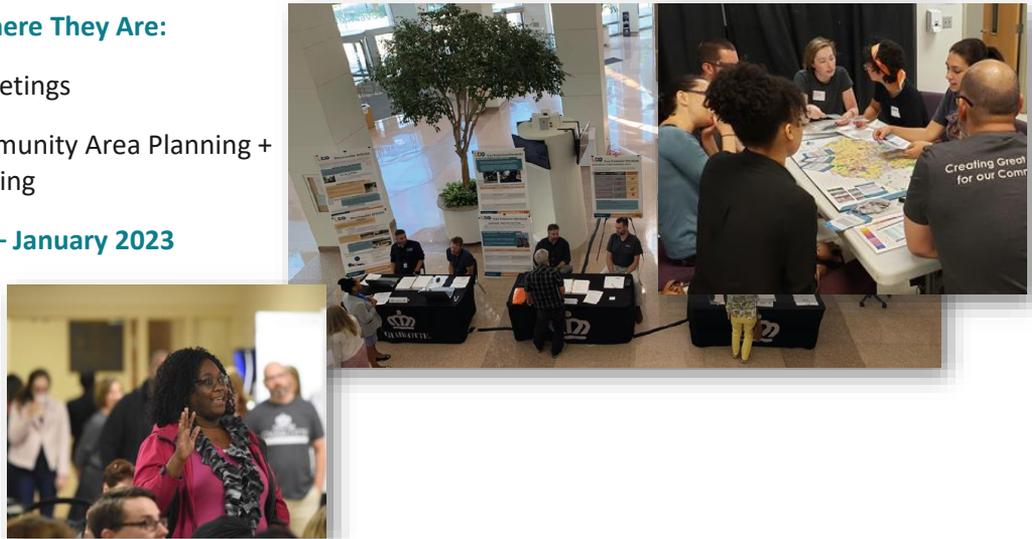
Community Area Planning
UDO – Alignment Rezoning

Meet People Where They Are:

Workshops + Meetings

Concurrent Community Area Planning + Alignment Rezoning

Project Kick-off – January 2023



7

2040 Planning Academy

Community Area Planning
UDO – Alignment Rezoning



History of Planning Presentation

2040 Planning Academy, formerly known as Community Planning Academy, is a free educational program for those interested in learning more about the role planning plays in building communities.

Began	2016
Last held	2019
Returned	2022



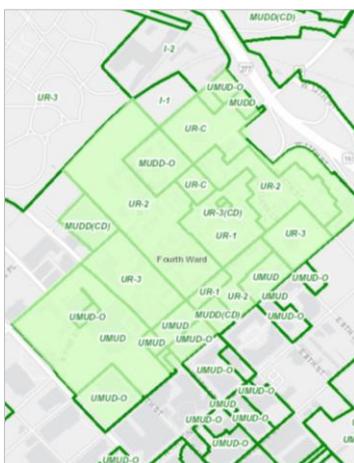
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Discussion Question No. 2

What tools are established in the UDO that may help preserve neighborhood character and manage change?

9

About Overlay Zoning Districts



Fourth Ward Historic District Overlay

- Overlay Districts are **zoning districts**
- Applied **over existing** zoning districts
- May apply **alternate development requirements** upon the underlying zoning districts
- Applicable on an area wide basis **to support specific public policy objectives**
- May be applied to **both conventional and conditional** districts.

10

UDO Overlay Districts

HDO

**Historic District
Overlay**

HDO-S

**Streetside Historic
District Overlay**

CCO

**Cottage Court
Overlay**

NCO

**Neighborhood
Character Overlay**

RIO

**Residential Infill
Overlay**

Alternative Development Options



**Neighborhood Character
Overlay**



Residential Infill Overlay



Cottage Court Overlay



Conservation Development



Mixed-Income Bonus

NCO

Neighborhood Character Overlay District



- A. Purpose**
- B. Applicability**
- C. Eligibility**
- D. Standards for NCO Districts**
- E. Approval Process**
- F. Existing Structures**

NCO

Neighborhood Character Overlay District

A. Purpose

Preserve the existing character of a neighborhood while fostering compatible development within neighborhoods.

B. Applicability

- May only be applied to a **N1-A, N1-B, N1-C, N1-D, or N1-E District**.
- All new residential construction, as well as additions, changes, expansions, and alterations to existing structures, shall comply with the standards of the **Neighborhood Character Plan**.

NCO Neighborhood Character Overlay District

C. Eligibility

A **majority of properties** in an NCO District shall share **one or more of the following criteria**:

- a. **Consistency in scale, proportion, and rhythm.** This includes features such as **lot width, building height, and front façade width.**
- b. Similarity in existing **streetscape characteristics or tree canopy.**
- c. Similarity in **arrangement of on-site elements** such as vehicle parking and accessory structures.

An NCO District **shall also meet the following standards**:

- a. The designated area shall be a **minimum of 15 contiguous acres.**
- b. **All lots on the same blockface** shall be included.
- c. The general pattern of development, including streets, lots, and buildings, was **established at least 25 years prior to the date of consideration.**
- d. A minimum of **75% of the lots are developed.**

NCO Neighborhood Character Overlay District

D. Standards for NCO Districts

1. Residential Development Standards

The following standards may be included in a Neighborhood Character Plan.

- a. Minimum and/or maximum **lot width or lot frontage**
- b. Minimum and/or maximum **setbacks**
- c. **Maximum height** for principal and accessory buildings
- d. Maximum **building coverage**
- e. Surface **parking** (total square footage and location)
- f. Enhanced **tree planting/protection** standards

2. Nonresidential Development Standards

Nonresidential development allowed by the district are **exempt** from NCO District standards and are subject to those of the underlying district.

3. Uses

The uses allowed in the **underlying zoning district** apply.



RIO

Residential Infill Overlay District

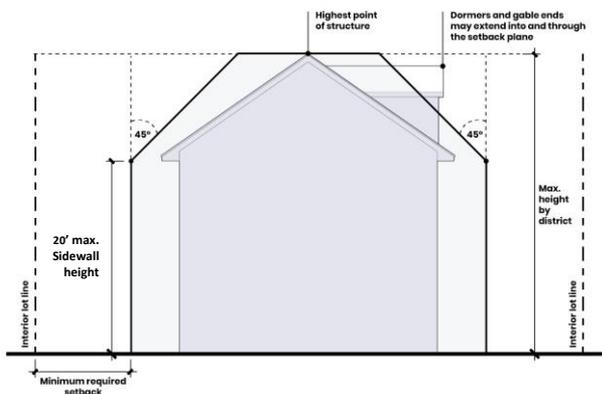


Residential infill

- Facilitate **residential infill development** in N1 districts.
- Maintain and complement **existing neighborhood pattern and scale** through specific controls addressing **front setbacks, heights, and dwelling unit size**.
- Must have at least **50 contiguous lots**.
- May be initiated by **majority vote of City Council** or **60% of property owners** within the designated geographical area.
- Overlay district can be used in **any N1-A through N1-E** zoning district.

RIO

Residential Infill Overlay District



- **Required setback** shall be an **average of two closest lots** on the same block, plus or minus five feet
- Building **sidewall height** limited to the greater of the following:
 - **20' or average sidewall height** of adjacent building sidewalls
 - Building **height increase allowed** – 1' of additional height for 1' of setback, up to maximum height in district
- **Maximum building size** (total heated square footage), allowed to be **the greater of**:
 - Average square footage for single-family structures on blockface
 - 800 square feet per unit in proposed building
- Single-family dwellings allowed to exceed maximum building size by **additional 25%**

HDO-S

Streetside Historic District (NEW)

- The Streetside Historic District is a **new type of historic district overlay** that focuses on preserving those key character-defining features of individual buildings within the district **as viewed from the street**.
- This historic district **regulates the first 50% of buildings and properties** with the goal of preserving the public realm and character of a street while allowing changes in the rear of buildings.



CCO

Cottage Court Overlay District



Cottage court development

- Applied to **Neighborhood 1 Districts except N1-F**.
- **Only single-family, duplex, and triplex dwellings allowed.** Common facilities allowed but no ADU's.
- Minimum **four** residential buildings.
- Total **lot area required is 50%** of total lot area of underlying district.
- Individual lots **do not have to meet** lot size, lot width, setback or building coverage standards.
- Dwellings must front on a public street or a **common open space**.
- **Small unit bonus**
 - 25% increase in residential buildings (up to 5 buildings) if all dwellings are 800 sf or less

Conservation Residential Development

- Allows for efficient use of land, **preservation of natural resources**, and amenity space.
- Permitted in **N1-A, N1-B, N1-C, and N1-D** districts.
- Minimum **2-acre** development size.
- Allows a **50% reduction** in minimum lot area and lot width.
- **Additional 10% open space** is required, at least 50% of which must be tree save.



QUESTIONS?



Discussion Question No. 3

How can neighbors support neighbors to engage and leverage available resources?

23

Stay Informed, Connect Neighbors



- City has vested interest, responsibility and desire to support it's nearly 900,000 residents.
- Neighbors and leaders are essential partners to promote knowledge of and access to available resources.
- Stakeholder engagement is key toward ensuring that resources adapt & remain responsive to evolving needs.



24

Community Engagement Programs



Skills Training, Leadership & Capacity Development

- Civic Leadership Academy- cohort-based learning and leadership advancement series
- Neighborhood Board Retreats - professional facilitation for neighborhoods & merchant orgs to set goals & develop action plans.
- Neighborhood & Individual Training- 35+ live and on-demand workshops.
- 311 Speakers Bureau – provides engaging presentations about local government topics to community groups of any size at their request.

Making Connections

- Service Area Liaisons – serve as advocates, organizers, connectors, problem solvers and technical support for neighborhoods across the city.
- Neighborhood Organization Contact List (NOCL) –connects subscribers to info about grants, rezoning activity, workshops, programs, events and more.
- 2022 Community Resource Guide- collection of most applicable resources



25

Community Engagement Programs

Ideas to Action

- Neighborhood Matching Grants (NMG)- technical & financial grants ≤ \$25k for relationship building and community-driven project implementation in low- & moderate-income neighborhoods
- Special Incentive Grants- include Placemaking, Little Free Pantries, clean-up supply kits, Meeting Virtually at Present (MVP), BOOST, National Night Out
- Keep Charlotte Beautiful (KCB)- free cleanup supplies, education & advocacy, Adopt-a-City Street program, beautification and tree canopy care grants

Engaging & Uplifting Youth

- Mayor's Youth Employment Program (MYEP)- career development for highschoolers to build social capital and upward economic mobility through Job & Career Readiness Training, paid internships and workplace experience.
- Charlotte-Mecklenburg Youth Council (CMYC)/Generation Nation - high school students meet regularly to learn, advise CMS and community leaders, build civic leadership and help to transform schools and the community



26

Staying in Place: Engagement & Outreach

- Meeting people where they are with the resources they express need for
- Coordinated intake across programs and partners
- Postcards, door hangers, door-to-door canvassing
- Community-based organizations, community health workers, and city engagement staff working together to reach residents



27

QUESTIONS?



28