Proposed NC Senate Bill 731 – Zoning/Design and Aesthetic Controls

Potential Impacts on Current and In-Development Design Standards and the Rezoning Process in Charlotte

---

Neighborhood/Community Design sections addressing single family development in the following adopted Area Plans would no longer be enforceable in the rezoning and development approval process:

1. Belmont Area Revitalization Plan
2. Bryant Park Neighborhood Plan
3. Dilworth Land Use and Streetscape Plan (Outside the Dilworth Local Historic District)
4. Dixie-Berryhill Strategic Plan
5. Lakewood Plan
6. Newell Area Plan
7. North Charlotte Area Plan
8. North Tryon Area Plan
9. Northlake Area Plan
10. Optimist Park Neighborhood Plan
11. Park Road
12. Prosperity Church Rd Villages
13. Rocky River Area Plan
14. SouthPark Small Area Plan
15. Second Ward Neighborhood Master Plan
16. Third Ward Neighborhood Vision Plan
17. Thomasboro Hoskins Area Plan
18. University City Area Plan
19. Washington Heights Neighborhood Plan
20. Wesley Heights Area Plan (Outside the Wesley Heights Local Historic District)
21. Wilmore Small Area Plan (Outside the Wilmore Local Historic District)

The Community Design sections for single family development in the following area plans currently in the public input/drafting/review process would be rendered unenforceable:

1. Steele Creek
2. Catawba
3. Midtown/Morehead/Cherry
4. Independence
5. 2020 Center City Vision Plan – within single family zoning districts

Conditional Rezonings for Single Family Development

- Most if not all Conditional Rezonings going forward involving single family residential in Zoning Districts R-3 through R-5 *could not contain architectural design requirements. (*It is believed at present that current architectural conditions in already approved CD rezoning plans would stand – this is not a certainty, however)*

- There would be no ability to regulate the placement of garage doors in single family development in any zoning district, even through the CD process.

- There could be no architectural requirements for infill development in existing single family residential areas in Zoning Districts R-3 through R-5* outside of a designated Local Historic District.

- MX Innovative rezonings could not address design standards for single family housing districts.

Other Current Planning Initiatives

- The Residential Design Standards Draft Zoning Ordinance Text Amendments, begun at the direction of City Council as a result of Quality of Life Study and nearing the end of a four-year long stakeholder's process would have to be largely abandoned.

- The development of a Neighborhood Conservation District program in Charlotte, which has been studied and discussed as part of the Residential Design Standards process, would have to be abandoned, leaving Local Historic Distract designation as the only tool to preserve the existing character of existing neighborhoods.

Affordable Housing

- There could be no design requirements attached to small-scale affordable housing developments of 4 or less units per lot in Zoning Districts R-3 through R-5* outside of a designated Local Historic District.

Other Planning/Development Review Impacts

- Small (four units or less) townhouse developments in Zoning Districts R-3 through R-5* within TOD and PED districts would not be subject to design standards currently required of such developments.

- Live/work developments of four or less units in MUDD and other urban residential districts would not be subject to design standards currently required of such developments.

- The following provision of the City of Charlotte's Adopted *General Development Policies* may no longer be enforceable in Zoning Districts R-3 through R-5*:

  Design Guidelines for Single Family Detached Development (*as it impacts building design, particularly in requirements to "blend the scale and setbacks of urban infill with existing development")*.

*	Density bonuses granted in the ordinance and development review process may result in greater than R-5 densities within these districts..