

Residential Design Standards Stakeholders Meeting

Charlotte-Mecklenburg Planning Commission

February 16, 2006

6pm to 8pm



Housekeeping

- Sign In
- Agenda
- Notebooks

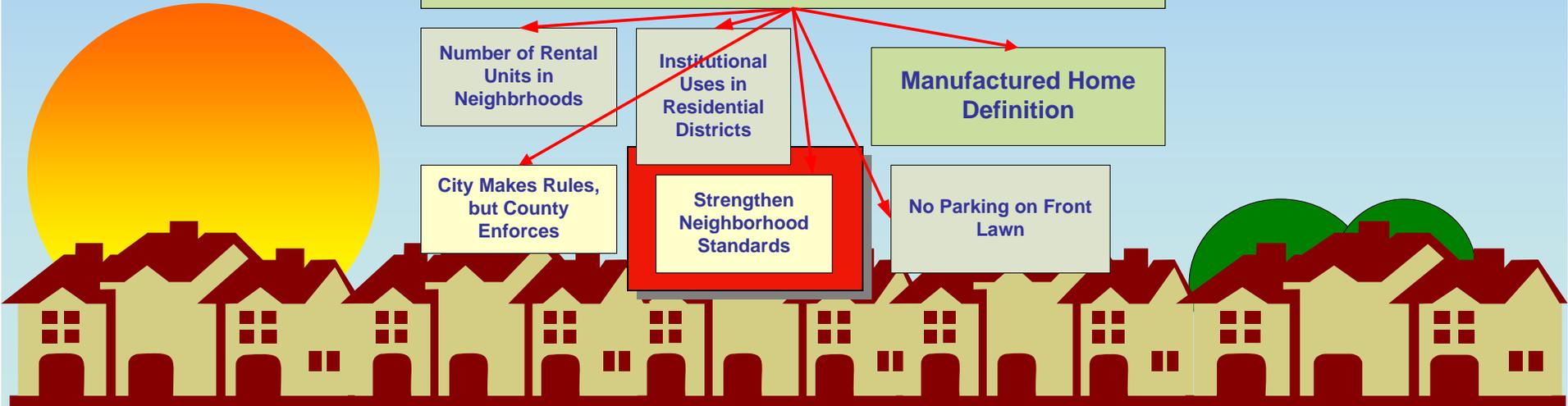
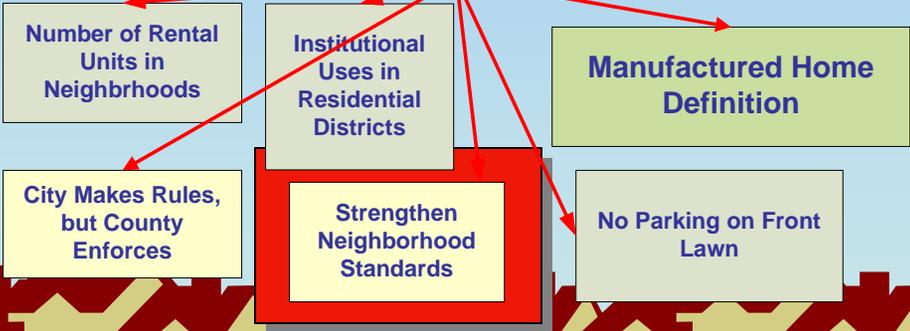


Agenda

- Welcome and Introductions
- Project Overview and Background
- Residential Design Standards
- Q & A
- Wrap Up/Next Steps

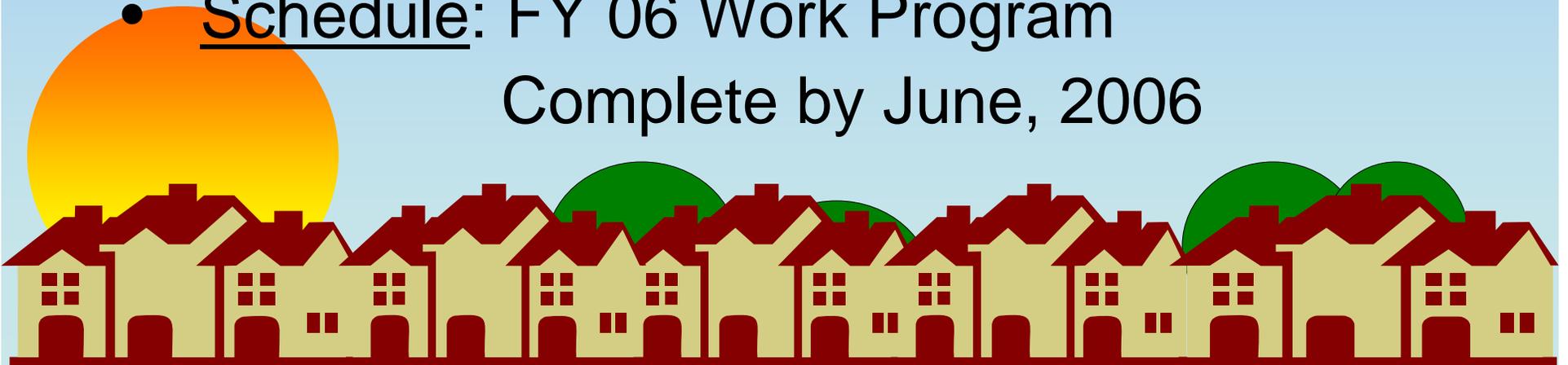


Project Overview



Strengthen Neighborhood Standards

- Issue: Housing type standards needed
- Staff Response:
Staff to review GDP's and Zoning Ordinance regulations related to development standards
- Schedule: FY 06 Work Program
Complete by June, 2006



Process Overview



Team Responsibilities

Role of Staff

- Facilitate stakeholder meetings
- Provide background information and research materials
- Assist Stakeholders in identifying issues with current definitions
- Assist Stakeholders with forming recommendations on modifications, if any
- Discuss process and timeline for possible modifications
- Draft recommendations with input/direction from stakeholders



Role of Stakeholders

- Identify issues with definitions
- Share opinions and ideas
- Review materials
- Work toward group consensus/agreement
- Make recommendations on modifications to the definitions, if any



Ground Rules

- Treat members with respect
- Stay on the topic
- Work as team players
- Express disagreement without being disagreeable
- Offer solutions
- Share information
- Participate, but don't dominate
- Actively engage in the group process



Scope of Project

What Other Cities are Doing...

Cities with Residential Design Standards

- San Francisco, CA
- Las Vegas, NV
- Portland, OR
- Vancouver, BC
- Kennewick, WA
- Arlington, TX
- Chandler, AZ
- Seattle, WA
- Cabarrus, CO
- Chapel Hill
- Durham



Common Goals

- Preserve natural environment
- Variety of housing styles
- Compatible scale/character
- Pedestrian oriented development
- Sustainable development
- Enhance surrounding community
- Preserve historic character



Common Regulations

- Building size
- Location of building
- Landscaping
- Site preparation
- Site design
- Common area
- Building materials
- Building design
- Parking



Evaluation Criteria

1. Why are existing residential design standards a problem?
2. Are *residential design standards* a community-wide benefit? Why?
3. What are possible tools/How do we craft a solution?
4. What do we/stakeholders want to control, what issues do we want to resolve? Why?
5. Are the recommended solutions enforceable with existing resources?
6. Do we need to make changes to the zoning ordinance, subdivision ordinance and/or GDP?



Current Efforts

Adopted Plans/Ordinances

- General Development Policy (GDP)
- City of Charlotte Zoning Ordinance
- City of Charlotte Subdivision Ordinance



What standards are regulated in the zoning ordinance?

- Frontage on street
- Setbacks/side yards
- Build to lines
- Driveways
- Open space
- Off-street parking
- Buffers
- BMP's
- Street design



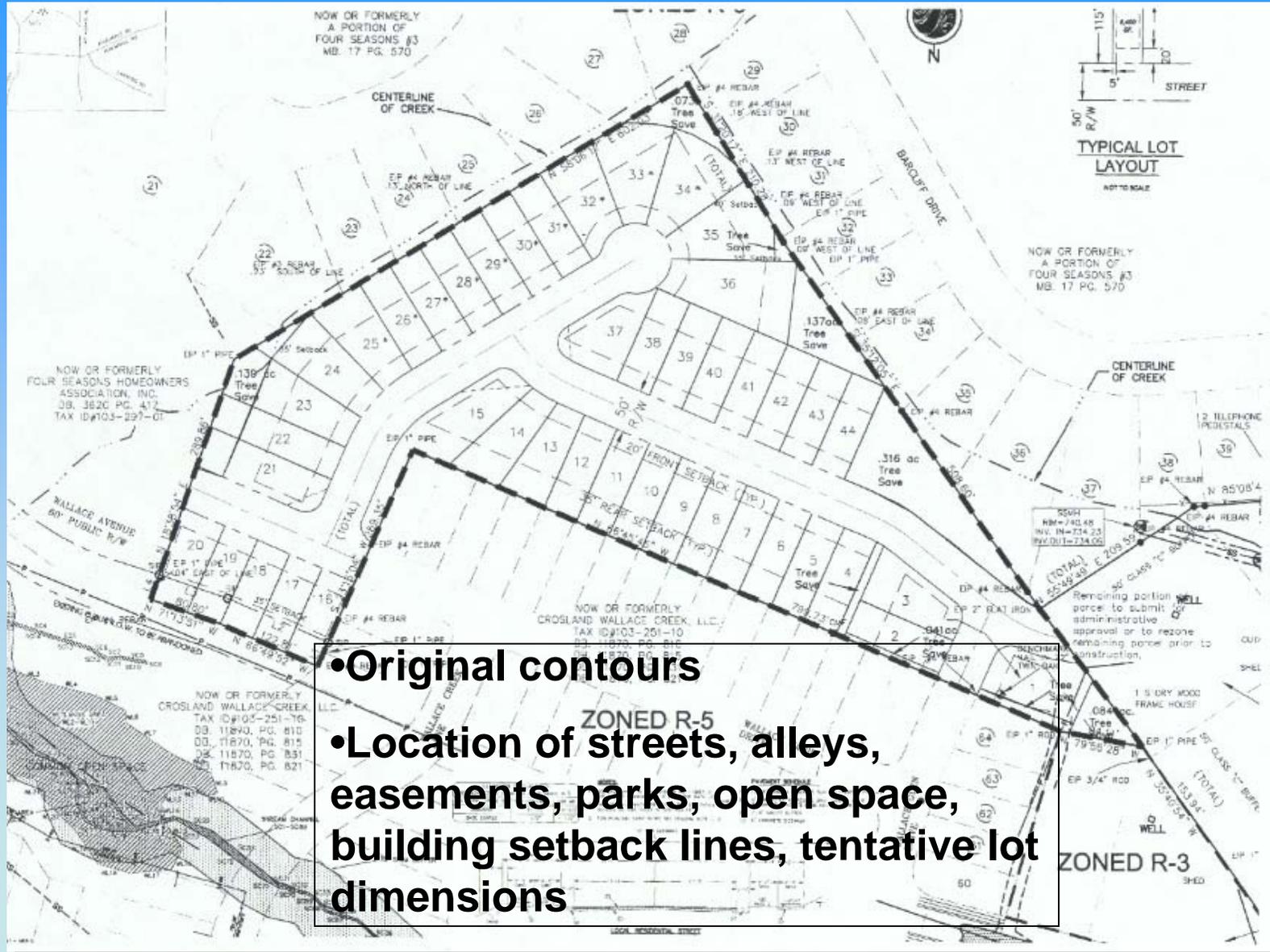
What design standards are regulated today?

Preliminary Site Plan for Planned Developments:

- “The use, approx. height, bulk and location of all buildings and structures other than one-family detached and semi-detached dwellings...”



What is shown on submitted plans?



Related City/County Initiatives

Open Space

- **Open Space in Single Family Zoning Districts (Planning)-**
The Zoning Ordinance currently requires 65-50% open space in all single-family zoning districts. The Stakeholders will focus on:
 - 1) What is counted as open space and what is not
 - 2) Are the percentages feasible, or should they be changed, or;
 - 3) Should a different type of regulation should be investigated



Street Design

- **Urban Street Design Guidelines (CDOT)**- This initiative will recommend changes to current street design regulations including:

- 1) Street dimensions
- 2) Parking
- 3) Block lengths
- 4) Curb radius design
- 5) Pedestrian amenities (sidewalks, crosswalks, medians, ADA compliance)
- 6) Planting strips
- 7) Landscaping



Pedestrian Mobility

- **Charlotte Pedestrian Plan (CDOT)**-This plan will provide recommendations for standard pedestrian facilities in existing and new residential development.



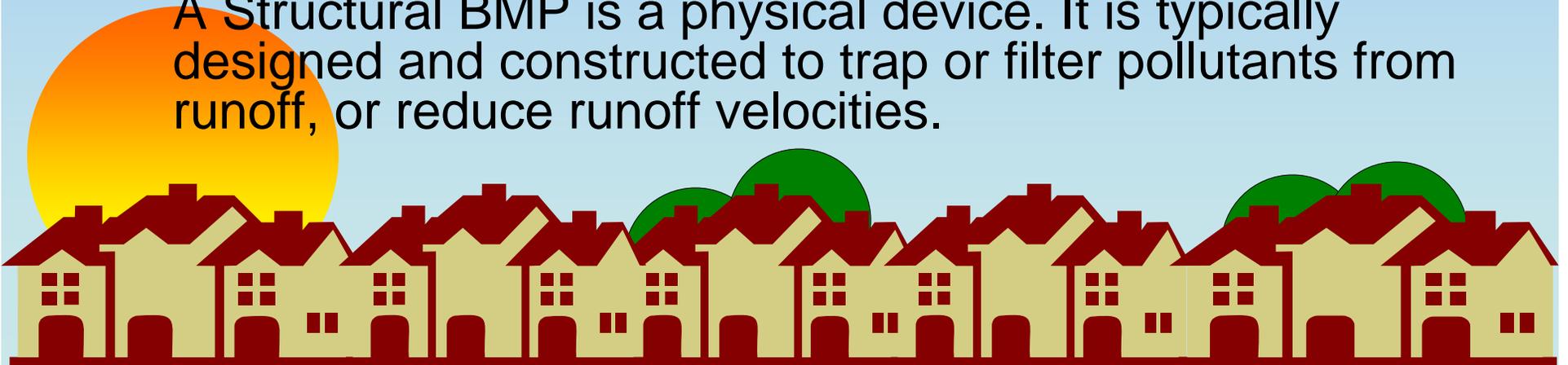
Storm Water Management

Post Construction Controls Ordinance (County)-Post construction controls are drainage features or design techniques that mitigate the impacts of development on pollution and flooding caused by storm water runoff. The study will focus on:

- 1) Buffers
- 2) Detention
- 3) Open Space
- 4) Structural BMP's,
Best Management Practices:



A Structural BMP is a physical device. It is typically designed and constructed to trap or filter pollutants from runoff, or reduce runoff velocities.



Connectivity

- **Connectivity Study (CDOT)**-Focus on street or subdivision design which provides for public access within a development and with adjoining developments: Methods of connectivity include:

- 1) Interconnecting streets
- 2) Bike paths
- 3) Walkways



Tree Protection

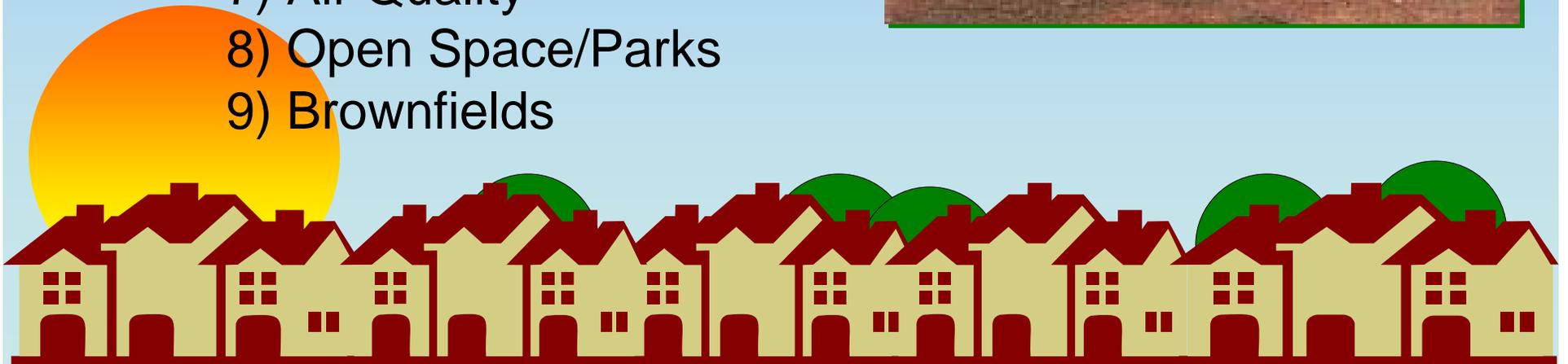
Tree Ordinance Amendment (Engineering & Property Management)-This study will focus on preserving trees behind setbacks, including buffers.



Environmental Issues

Environmental General Development Policies- (Planning)-The scope of the Environmental chapter of the GDP includes:

- 1) Tree canopy
- 2) Surface and groundwater
- 3) Floodplains and wetlands
- 4) Slopes and soils
- 5) Wildlife
- 6) Solid Waste
- 7) Air Quality
- 8) Open Space/Parks
- 9) Brownfields



Bicycle Planning

Bicycle Transportation Master-Makes recommendations for a strategy to further bicycle transportation in the area. It addresses policies, standards, educational and encouragement programs as well as bikeway facilities.



Where are We?

- Staff Recommendation
 - Delay continuation of this project
 - Minimize conflicts
 - Minimize redundancy
 - Allow other initiatives to move forward



Questions?



Web Link

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Residential Design Standards - Stakeholder Comments

The comments submitted with this form will be compiled and posted publicly on this website.

Stakeholder Comments

Contact Information (Optional)

Name

Address

City

State

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You can provide comments on the *Residential Design Standards* web link!

Next Steps



- Staff will discuss stakeholder comments
- Second meeting date TBD
- www.charlotteplanning.org (Text amendment stakeholder group)