We Can Do This.

Transit Oriented Development
Where We've Been

- 2003: Current TOD Zoning Districts Approved
- 2007: Blue Line Opens
- 2012: "Raise the Bar"
- 2014: TOD Zoning Assessment
- 2016: Camiros hired
- 2018: Blue Line Extension Opens
- 2018: South End Vision Plan adopted
  - 4 drafts of TOD released + vetted
Vision + Zoning

Zoning is the LAW that implements the VISION. Vision is the WHAT. Zoning is the HOW.
Connecting the Dots

VISION
- South End Vision Plan
- Blue Line Station Area Plans
- Blue Line Extension Station Area Plans
- University City Area Plan

ZONING
- Transit Oriented Development Ordinance

Charlotte Future 2040 Comprehensive Plan

What Can UDO
Charlotte will be a vibrant LIVABLE CITY where all residents of all income levels have convenient transportation access to employment services and housing choices.
Informational Meetings: August 14th, October 9th, December 5th, + February 5th
OUTREACH

30+ Meetings with Ordinance Advisory Committee
  • Neighborhood + Sustainability
  • Development + Design

Stakeholder Meetings
  • 15+ Interest Group Meetings

City Council Committee Meetings

Economic Analysis Report

1,000+ Comments
KEY PARTNERSHIPS ENGAGED
Transit Oriented Development: Timeline

March 18: Public Hearing at City Council

March 19: Planning Committee Discussion + Recommendation

March 25: Transportation + Planning Committee

Hearing Draft + Economic Analysis

April: Decision
Transit Oriented Development: Blue Line TOD Zoning

April: Decision

- Existing TOD Zoning Translates to TOD-Community Center
- Grace Period: Adoption - June 30, 2019

- Community Meetings for Mapping
- Process Guide + Mapping Draft Released for Blue Line

- Summer: Alignment Rezonings Filed

- City Sponsors TOD Rezonings that Align to Adopted Policy
TOD is adopted - NOW WHAT?
Blue Line: Mapping Direction + Alignment Rezonings

- Following Adoption:
  - Process Guide for Mapping Released Based on Adopted Plans + Market Study
  - Blue Line Outreach Begins with Map Recommendations
  - Alignment Rezonings for Future Land Use TOD that is NOT an Urban Conditional Zoning District
Major Concepts

Best Practices
Simple Graphics
Citywide Goals
Review: What's New?

Districts based on **intensity and form** -
- More appropriate for the range of our stations, variety of transit types and surrounding neighborhoods.

**Simplified, graphic format** –
- Easier for all to use and understand.
Review: What's New?

- Updated **design** standards –
- amplifies key form elements necessary to create vibrant, walkable urban places.
Review: What's New?

Increased transparency with predictable flexibility –
  • Transparent process for considering alternative design solutions.

Incentives –
  • Bonus provisions for HEIGHT + SIZE to encourage affordable housing, infrastructure, and jobs. Also includes sustainability.
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