“Sometimes we are the answer to another’s hopes and dreams”

— Darryl Gaston
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
ENGAGEMENT DURING COVID-19

- Virtual meetings: 600+
- Game plays: 860+
- Drive-in workshop: 500+

- 11,130+ views of #ImagineCharlotte social media challenge
- 1,120+ coloring sheets distributed
- 800+ online game plays
- 184+ comments from listening sessions
**COMPREHENSIVE PLAN ADOPTION PROCESS**

1. **OCTOBER 2020**
   - Public Review of Plan Document

2. **JANUARY & FEBRUARY 2021**
   - Planning Commission Review and Receive Updates on Public Comments

3. **MARCH**
   - Council Committee Review and Receive Public Comment; Joint Public Comment Session with Planning Commission

4. **APRIL**
   - Council Committee and Council Committee Recommend Adoption with Proposed Revisions

5. **APRIL**
   - Council Adopts Charlotte Future 2040 Comprehensive Plan with Proposed Revisions*

*There will only be one DRAFT document released for public review to ensure transparency in the process. City Council will adopt the DRAFT plan document with the recommended changes. Staff will incorporate adopted revisions to the DRAFT and produce a FINAL document to be distributed to the public within 30 days of plan adoption.*
WAYS TO COMMENT

1. ONLINE
   - Comment on the E-Plan at: https://www.cltfuture2040plan.com/

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

3. VIA EMAIL
   - Email your comments to: cltfuture2040@charlottenc.gov

4. OVER THE PHONE
   - Call Charlotte Mecklenburg 311: Leave a message with your comment
259+ COMMENTS RECEIVED TO DATE

- Online: 62
- Email: 197
- Phone: 0
- Mail: 0
- Elected & Appointed Officials: 62
- Staff: 39
- Public: 158
COMMENTORS

- 62 Elected & Appointed Officials
- 39 Staff
- 158 Public
TYPES OF COMMENTS RECEIVED

- General: 225
- Grammar: 11
- Graphics: 7
- Other Plans: 16
COMMENTS BY PLAN SECTION

- Community Based Vision: 30
- Complete Communities & Places: 61
- Policy Framework: 96
- Implementation Strategy: 40
- Appendices: 32
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.
<table>
<thead>
<tr>
<th>01</th>
<th>10-MINUTE NEIGHBORHOODS</th>
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<tbody>
<tr>
<td>02</td>
<td>NEIGHBORHOOD DIVERSITY &amp; INCLUSION</td>
</tr>
<tr>
<td>03</td>
<td>HOUSING ACCESS FOR ALL</td>
</tr>
<tr>
<td>04</td>
<td>TRANSIT- &amp; TRAIL-ORIENTED DEVELOPMENT</td>
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<td>05</td>
<td>SAFE &amp; EQUITABLE MOBILITY</td>
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<tr>
<td>06</td>
<td>HEALTHY, SAFE, &amp; ACTIVE COMMUNITIES</td>
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<td>07</td>
<td>INTEGRATED NATURAL &amp; BUILT ENVIRONMENTS</td>
</tr>
<tr>
<td>08</td>
<td>DIVERSE &amp; RESILIENT ECONOMIC OPPORTUNITY</td>
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<tr>
<td>09</td>
<td>RETAIN OUR IDENTITY &amp; CHARM</td>
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<td>10</td>
<td>FISCALLY RESPONSIBLE</td>
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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
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).

WHAT IS IN THE PLAN?
WHY IS DIVERSITY IMPORTANT?

- Offers a range of building types
- Increases affordable housing options
- Improves inequities
- Creates more inclusive neighborhoods
WHY IS DIVERSITY IMPORTANT?
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
TELLING THE STORY
CONTINUE STRATEGIC AND GENERAL OUTREACH

184 comments
- Neighborhoods
- Creative Arts
- Latino
- Food Systems
- Housing/Low-Income
- Faith Based

400 attendees
- January Speaker - Kimberly Driggins
- February Speaker - Paul Mogush
- March Speaker – Charles Hales
TELLING THE STORY

DISSEMINATE ACCURATE INFORMATION

Ambassador Toolkit Includes ready to use:

- emails
- social media posts
- newsletters
- graphics & images
- FAQ
- SF neighborhood messaging

Visit our website
www.cltfuture2040.com
TELLING THE STORY
SIMPLIFY MESSAGES & GRAPHICS

Animated Videos
Social Meeting Campaign
Letters of Support
Meetings with Concerned Residents
Simpler Process Graphics
Virtual Open House

- Launched on Tuesday, February 16
- Interactive virtual experience
- View and comment on draft plan document
- Accessible to the public 24/7
- Available in multiple languages
COMMUNITY CONVERSATIONS SPEAKER SERIES

March 9, 2021
11:30 am – 1:00 pm

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

Register at www.cltfuture2040.com
Monthly Game Play via Zoom

Register at  www.cltfuture2040.com
WHAT HAPPENS AFTER PLAN ADOPTION?

<table>
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<tr>
<th>ACTIVITY</th>
<th>2021</th>
<th>2022</th>
<th>2023+</th>
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<tr>
<td>Complete Mapping Future Place Types</td>
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<td>UDO Adoption</td>
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<td>UDO Mapping</td>
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<tr>
<td>Begin Community Area Planning</td>
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Note:
North Carolina General Statutes, Section 160D
Effective January 1, 2021
Why Develop a UDO?

• To be the **primary regulatory tool** for implementation of the Charlotte Future 2040 Comprehensive Plan

• 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**

• To comply with new **North Carolina 160D legislation**
What is the Connection?

Vision
Policies & Plans

Implementation
Regulations & Ordinances

- Zoning Ordinance
  - Subdivision (Chapter 20)
  - Trees (Chapter 21)
  - Streets & Sidewalks (Chapter 19)
  - Post-Construction Stormwater (Chapter 18)
  - Floodplain Regulations (Chapter 9)
  - Erosion Control (Chapter 17)
  - Driveway/Access Regulations

Additional Council-Adopted Development Policies

Policy Guidance for Growth & Development
UDO Outline

• Introductory Provisions
• Zoning
  • Districts
  • Uses
  • General Development Standards
• Subdivision, Streets, and Infrastructure
• Storm Water and Natural Resources
• UDO Administration and Approvals
# 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
Interdepartmental Team

**City Departments**
- Planning, Design & Development (Lead)
- Aviation
- CATS
- CDOT
- Charlotte Fire Department
- Charlotte Water
- City Attorney’s Office
- Economic Development
- Housing and Neighborhood Services
- Solid Waste Services
- Storm Water Services

**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
What Have We Accomplished? Next Phases?

**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
# UDO Schedule

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<tr>
<td><strong>PHASE 1</strong>&lt;br&gt;• TOD Adopted&lt;br&gt;• Revised Sign Regulations&lt;br&gt;• Tree Ordinance Text Amendment&lt;br&gt;• TOD Alignment Rezoning</td>
<td><strong>PHASE 2</strong>&lt;br&gt;• Drafting UDO&lt;br&gt;• OAC Meetings&lt;br&gt;• Council &amp; Planning Commission Updates</td>
<td><strong>PHASE 3</strong>&lt;br&gt;• OAC Meetings&lt;br&gt;• UDO Public Draft&lt;br&gt;• Council &amp; Planning Commission Updates</td>
<td><strong>PHASE 4</strong>&lt;br&gt;• UDO Public Review&lt;br&gt;• OAC Meetings&lt;br&gt;• Council &amp; Planning Commission Updates&lt;br&gt;• Public Hearing Draft (August)</td>
<td><strong>PHASE 5</strong>&lt;br&gt;• Public Hearing&lt;br&gt;• Planning Committee&lt;br&gt;• TAP/E Committee&lt;br&gt;• Final Draft UDO for Adoption&lt;br&gt;• City Council Adoption</td>
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*CITY of CHARLOTTE*
After Adoption of UDO

UDO User Training (internal and external users)
City Council Informational Sessions
Zoning Translation
Alignment Rezonings
After adoption of the Comprehensive Plan, the adopted Place Types will be mapped city-wide. This replaces the "Land Use Proposed" mapping.

After adoption of the UDO, a date is established when the new zoning districts will go into effect (e.g. January 1, 2022). On this date, all conventional zoning districts will "translate" to one of the new UDO zoning districts. The previous zoning districts will cease to exist.

Because the translated zoning districts may not always be appropriate for a site given the Place Type mapping, certain parcels may need to have their zoning changed again through an Alignment Rezoning (similar to the November 2019 TOD Alignment Rezoning).
After adoption of the UDO, all existing conventional zoning districts will translate to one of the new UDO districts. Conditional and Optional districts will not translate in this phase.
## How This Works (Example)

### Policy

- Increase the presence of “missing middle” density housing (e.g., duplexes, triplexes, fourplexes, townhomes, accessory dwelling units/ADUs), and other small lot housing types.
- Ensure land use regulations allow for flexibility in the creation of housing within existing neighborhoods.
- 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.

### Place Types

#### Neighborhood 1

- N1-A
- N1-B
- N1-C
- N1-D
- N1-E
- N1-F

#### Neighborhood 2

- N1-CCO
- N1-NCO
- N1-RIO

### Regulations

- Unified Development Ordinance

**City of Charlotte**

**What Can U Do?**
Neighborhood 1

Provide places for neighborhoods with a variety of housing types, where single-family housing is still the predominant use

Establishes policy to:

- Allow duplex and triplex housing units on all lots where single-family housing is allowed

- 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

- Provide opportunities for single family attached and small-scale multifamily housing developments (typically 15 units or less) along arterials in lower density, predominantly residential areas (applies to Neighborhood 1)
Neighborhood 1 Zoning Districts

**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.

**PLACETYPE/POLICY**

- **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

City of Charlotte

**WHAT CAN YOU DO?**
Overview: N1-A/B/C/D/E

PLACE TYPE/POLICY

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, quadrplexes, 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.

ZONING REGULATIONS

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.
- Quadruplex allowed on arterial streets when an affordable housing units 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**

**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.

---

**ZONING REGULATIONS**

**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.
Mixed-Use & Non-Residential Place Types

**MANUFACTURING & LOGISTICS**
Higher intensity uses that are major economic and employment drivers, including manufacturing, waste processing, power generation, junk and scrap metal yards, and other similar uses. Many uses require space for outdoor storage, parking and maneuvering for equipment, loading and warehousing, and should be buffered from surrounding areas.

**INNOVATION MIXED-USE**
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.

**CAMPUS**
Campuses 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.

**NEIGHBORHOOD CENTER**
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.

**COMMUNITY ACTIVITY CENTER**
Smaller commercial and civic areas that provide services for the surrounding area in the same kind of building. Typically these place are single use shopping centers, but over time it’s expected that these places will develop a more mixed use neighborhood, and support a greater mix of uses due to the high level of accessibility from multiple neighborhood.

**REGIONAL ACTIVITY CENTER**
The largest centers of activity outside of downtown, with a diverse and unique 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.

**COMMERICAL**
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 interchange interchanges.

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**Proposed Mixed-Use/Non-Residential Zoning Districts**

<table>
<thead>
<tr>
<th><strong>ML-1</strong></th>
<th><strong>IMU</strong></th>
<th><strong>IC-1</strong></th>
<th><strong>NC</strong></th>
<th><strong>CAC-1</strong></th>
<th><strong>RAC</strong></th>
<th><strong>CG</strong></th>
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<tbody>
<tr>
<td>Manufacturing &amp; Logistics 1</td>
<td>Innovation Mixed-Use</td>
<td>Institutional Campus 1</td>
<td>Neighborhood Center</td>
<td>Community Activity Center 1</td>
<td>Regional Activity Center</td>
<td>General Commercial</td>
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<td><strong>ML-2</strong></td>
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<td>Manufacturing &amp; Logistics 2</td>
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<td>Office Flex Campus</td>
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<td>Community Activity Center 2</td>
<td>Uptown Edge</td>
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**TOD**
Transit Oriented Development
Overlay and Special Purpose Districts

- **HDO**: Historic District Overlay
- **NCO**: Neighborhood Character Overlay
- **MHO**: Manufactured Home Overlay
- **MHP**: Manufactured Home Park District
- **ANDO**: Airport Noise Disclosure Overlay
Questions & Comments