



Charlotte City Council
Transportation & Planning Committee
Summary Minutes
June 24, 2019

COMMITTEE AGENDA TOPICS

- I. Charlotte Future 2040 Comprehensive Plan – (Information)
- II. TOD Alignment Rezoning – (Information)
- III. Tree Ordinance – (Information)

COMMITTEE INFORMATION

Committee Members Present: Julie Eiselt (Chair), Greg Phipps, Braxton Winston,

Committee Members Absent: LaWana Mayfield (Vice Chair)
Dimple Ajmera

Staff Resources: Danny Pleasant, City Manager’s Office
Kim Eagle, City Manager’s Office

Meeting Duration: 10:35 am – 11:55 am

ATTACHMENTS

1. Charlotte Future 2040 Comprehensive Plan Presentation
 2. TOD Alignment Rezoning Presentation
 3. Tree Ordinance – Text Amendment for Urban Zones Presentation
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DISCUSSION HIGHLIGHTS

Charlotte Future 2040 Plan

Garet Johnson updated the committee on the 2040 Comprehensive Plan through a video, an update on Phase I outcome and the Phase 2 outreach tool, “Growing Better Places” game demonstration.

The Plan is a 4 Phase process. Phase 1 is complete and the plan is entering Phase 2. Phase 2 consist of developing alternative growth scenarios. At the end of the phase, after reviewing the scenarios, one scenario will be chosen that will be used going forward with the Plan. Phase 3 will be developing policies and strategies. In Phase 4 a draft of the Plan will be available for the community and Council to consider, with adoption of the plan in spring of 2020.

Phase 2 Outreach Tool - “Growing Better Places” game:

The purpose of the game is to explore impacts and trade-offs of growth, and to consider various strategies/solutions to address growth challenges. As the game is played input will be collected that will help develop alternative growth scenarios. When the game is played at community engagement meetings, pictures are taken, a form is completed as the game is played, the data is collected and analyzed through special software that develops trends of the public's input.

The Committee viewed the board game and got a demonstration of how the game is played at the community meetings. The game is also available to play on-line.

Next steps;

- Continue to update City Council
- Form Advisory Group
- Develop alternative growth scenarios
- Continue peer city comprehensive plan implementation research
- Deploy growth game and gather public input
- Build community viz model
- Explore options for fiscal impact analysis

TOD Alignment Rezoning

Alan Goodwin updated the Committee on staff efforts to rezone parcels of the newly adopted TOD district; including the schedule, upcoming community engagement, and Council adoption process. The TOD alignment rezoning initiative is the implementation tool for the four new TOD zoning districts. Parcels along the length of the Blue Line rail corridor will have their zoning aligned with the land use recommendations and policies.

The TOD alignment rezoning will implement the vision for each of the station areas, as developed by the community through a series of public meetings.

The new TOD Zoning affects existing buildings in this way - Existing principal structures, signs, parking lots and parking structures will be considered legally nonconforming (grandfathered) after the new zoning is approved. Previous legally established nonconforming uses will also be grandfathered after the rezoning. Normal repair, maintenance, renovations and additions will be allowed on nonconforming buildings.

Parcels have been reviewed by community planners from one end to the other of the Blue Line corridor recommended for rezoning to TOD transit station area plans. There will be 1,973 parcels rezoned as Moderate Intensity or High Intensity station areas. Moderate Intensity areas are classified as either TOD-CC (Community Center) representing 36% of the parcels; or TOD-TR(Transitional) representing 15% of the parcels. [*Moderate Intensity Stations are: JW Clay, McCullough, University City Blvd., Tom Hunter, Old Concord, Sugar Creek, Scaleybark, Woodlawn, Tyvola, Archdale, Arrowwood, Sharon Road West, I-485 Stations.*] The High Intensity Station areas are classified either TOD-UC (Urban Center) 32% of existing parcels, or TOD-NC (Neighborhood Center)16% of parcels. [*High Intensity stations are; 36th St., 25th St, Parkwood, Carson, Bland, East-West and New Bern stations.*]

Parcels not included in the rezoning: Parcels inside the I-77/277 loop; parcels having uptown mixed used district (UMUD) zoning; parcels with conditional or optional urban zoning districts.

TOD Alignment Rezoning Schedule:

To date - 4 property Owner Open Houses have been held

July 18 - Public Drop-in Open House

July - File Rezoning Application

August - Public Drop in Open House #2

September - City Council Public Hearing

October - Zoning Committee Recommendation and City Council Decision.

Tree Ordinance Text Amendment for Urban Zones

Alyson Craig provided an update on the proposed amendment to the tree ordinance. The purpose and goals of the Tree Ordinance Text Amendment are; flexibility for urban sites, to allow better integration of trees into urban zones and to test new concepts in advance of the UDO.

Stakeholder meetings were held to determine the changes needed. It was determined the ordinance was working well with the exception of the Urban areas. Proposed changes are; allow amenitized tree save areas, flexibility for internal tree plantin, and alternatives for parking related trees in urban residential areas (e.g., townhomes). Alternative for required street trees due to site constraints and additional locations for required internal tree planting for Urban Zones.

The Timeline for the Tree Ordinance Amendment

- Stakeholder workgroup meetings (held in March and April)
- Ordinance Advisory Committee meeting; and Charlotte Tree Advisory Commission meeting
- Committee meetings and filing the Text Amendment (July)
- Text Amendment to City Council for public hearing (September)
- Amendment to Council for (October)
- Council Adoption and revisions to land development standards (November)

Meeting adjourned at 11:55 a.m.