

Planning Update

TRANSPORTATION, PLANNING AND DEVELOPMENT COMMITTEE

FEBRUARY 5, 2024



Overview

- **Update on Council Referral regarding duplexes and triplexes in large residential development projects**
 - Process + Evaluation
 - Recommendations + Next Steps
- **Preview of Future Planning Topics**

City Council Referral

City Council referral for staff to recommend alternative options, including a schedule, for potential changes to the UDO for allowing duplexes and triplexes in larger projects developing by-right in residential zoning.



Charlotte's Vision

Charlotte Future 2040 Comprehensive Plan

- GOAL #2: Charlotte will strive to have a diversity of housing options by increasing the presence of middle density housing (e.g. duplexes, triplexes, fourplexes, townhomes, accessory dwelling units (ADUs), and other small lot housing types) and ensuring land use regulations allow for flexibility in creation of housing within neighborhoods.



Missing Middle Housing



Context of the referral

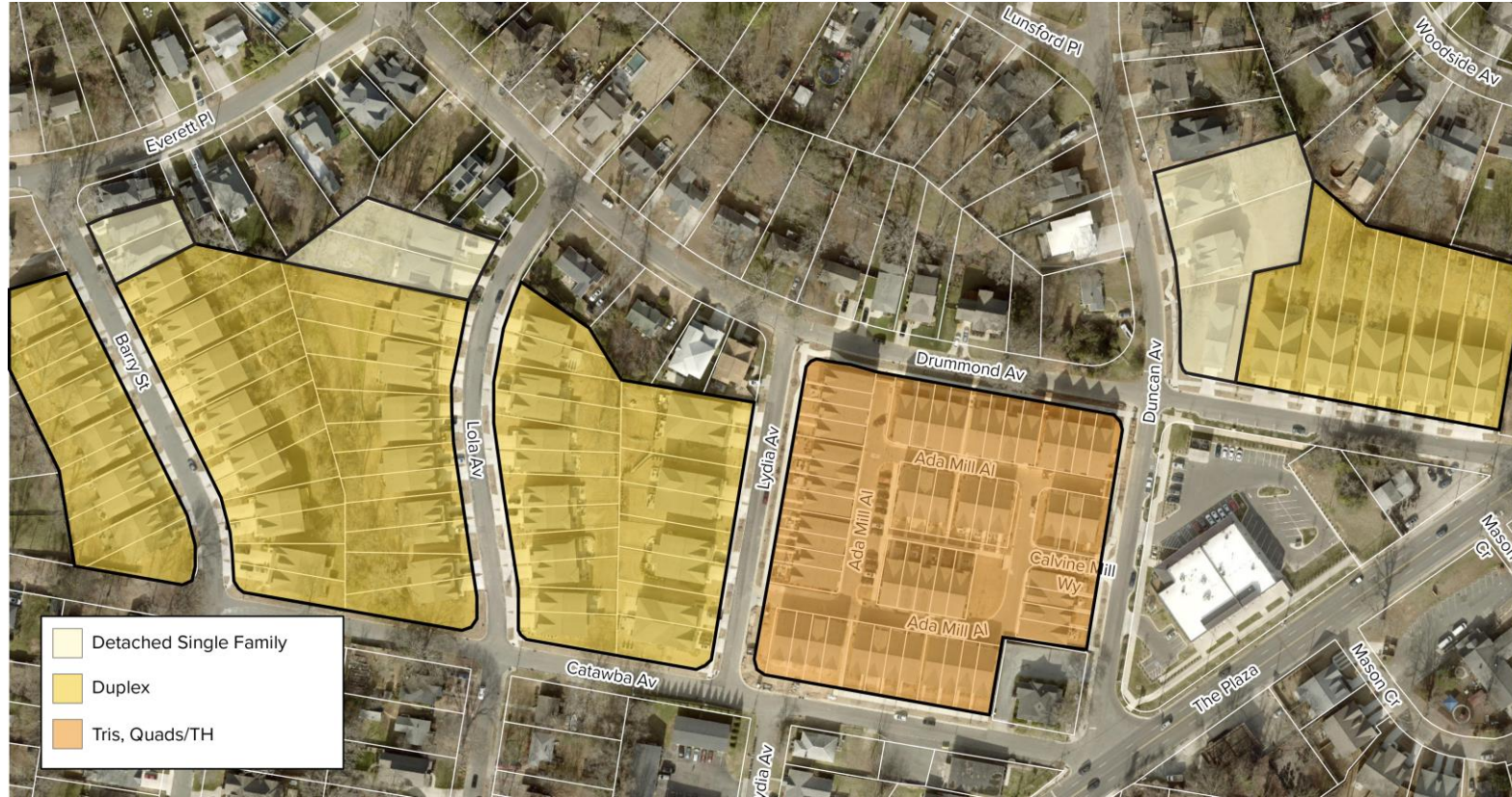
- We are seeing entire developments of duplexes and triplexes (all one housing type)
- Considerations for potential changes are considering:
 - **Quantity** of units
 - **Quality** of the development
 - **Location** of the development

CONSIDERATIONS

- 1. Require mix of housing types in any development over 5 acres with Duplexes and Triplexes (June 22 TPD Meeting)**
- 2. Modify the development standards to increase open space, buffers between developments and other standards that impact walkability and livability**
- 3. Add locational qualities to limit large developments of duplexes and/or triplexes in areas not targeted for growth**

Housing Type Mix

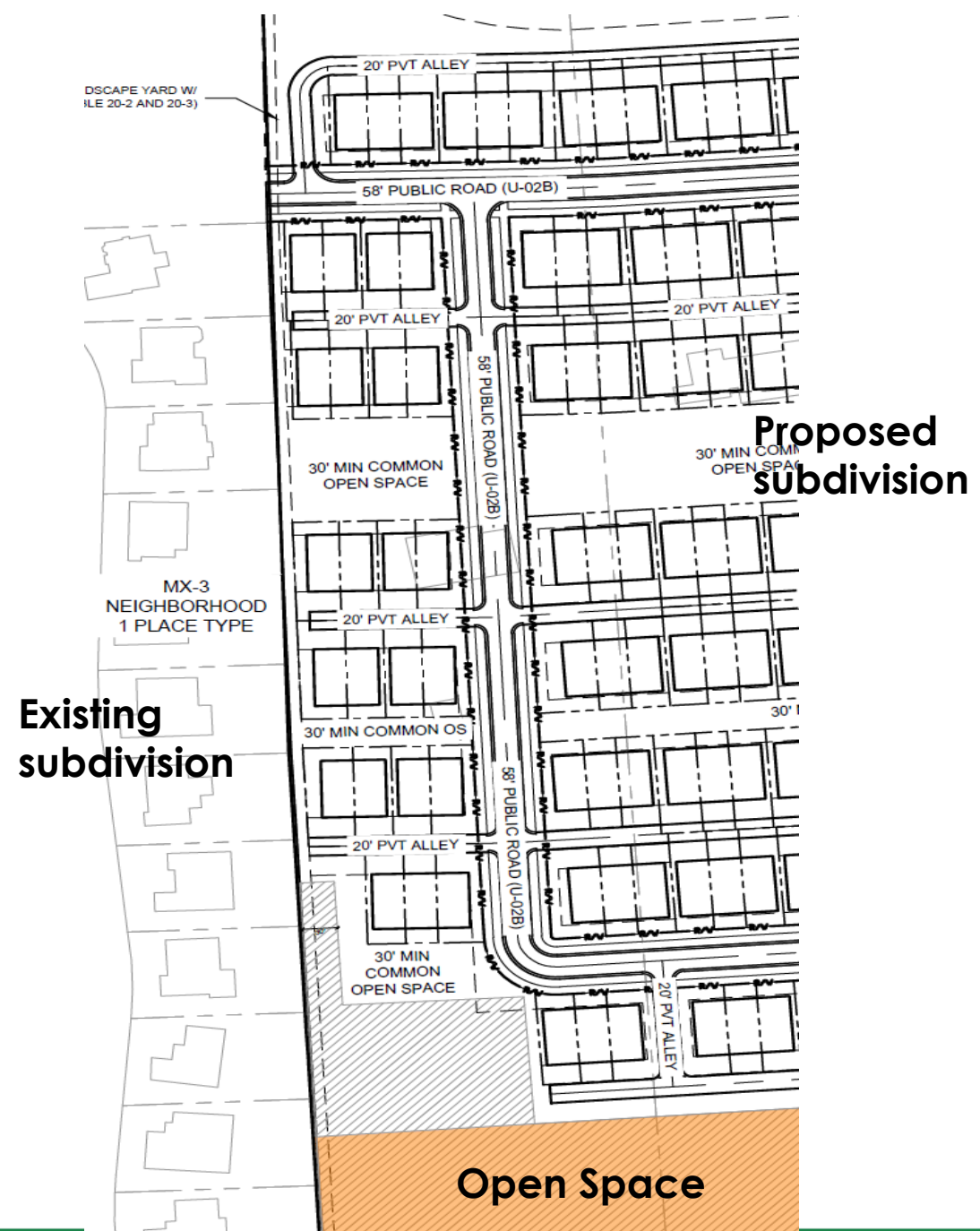
How does mixing housing types work within a framework of development?



Development Standards

Are there modifications to the development standards that better reflect the goals as outlined in our policy?

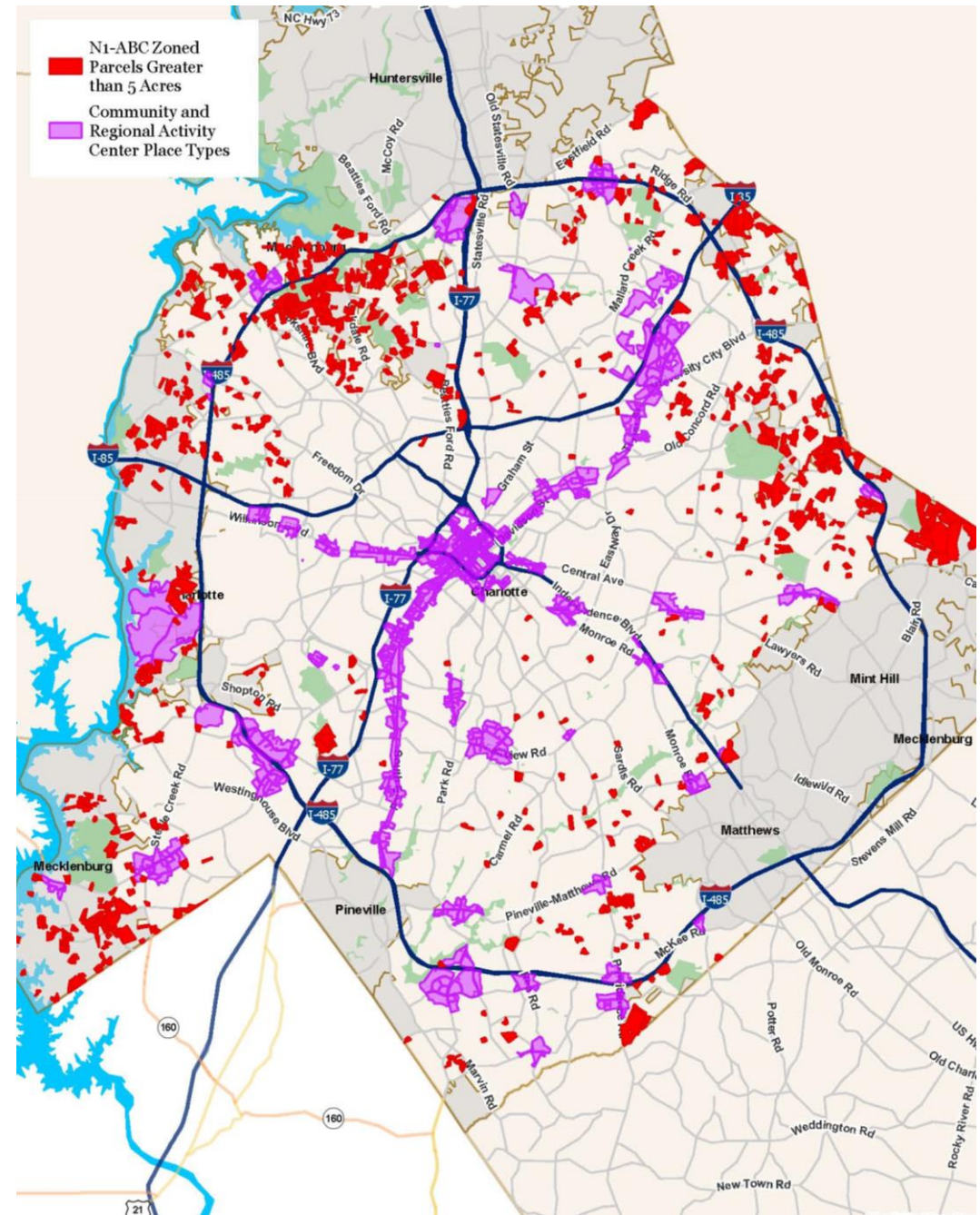
- Open Space
- Access
- Buffers
- Heights



Targeted Growth Areas

Based on activity centers,
transportation corridors, and
investment areas -

are some parts of Charlotte better
equipped to have new larger
subdivision development with housing
diversity?



RECOMMENDATION

Refer to UDO Advisory Committee to explore and provide recommendations on the following:

1. Consider requiring a mix of building types in any development over 5 acres with Duplexes and Triplexes.
2. Consider modifications to the development standards to increase open space, buffers between developments and other standards that impact walkability and livability
3. Add locational qualities to limit large developments of duplexes and/or triplexes in areas not targeted for growth

TIMELINE

- **FEBRUARY:** 2 UDO Advisory Committee Meetings to further discuss direction and recommendations
- **MARCH:** Committee Update with feedback from UDO Advisory Committee
- **APRIL/MAY:** Finalize approach and next steps for future text amendment(s)

Future Planning Topics for TPD

- **Community Area Planning: Last year recap and what's next**
- **Tree Canopy Analysis: Additional results and what's next**



Discussion