

PLANNING CHARLOTTE'S GROWTH: Past, Present, and Future

UDO
UNIFIED DEVELOPMENT ORDINANCE

Transportation, Planning and Development Committee

October 3, 2022

Presentation Overview

1. **Past**

   Provide a background summary and timeline of major planning initiatives

2. **Present**

   Share where we are today and how these initiatives are used

3. **Future**:

   Share the next steps to implement the community's vision

MAJOR PLANNING INITIATIVES

Community Area Planning
UDO – Alignment Rezoning

We are Here

PLANNING ACTIVITY	2021	2022	2023	2024+
Charlotte Future 2040 Comprehensive Plan Adoption	JUNE			
2040 Policy Map Adoption		MARCH		
Unified Development Ordinance Adoption		AUGUST	EFFECTIVE JUNE 21	
2040 Plan Annual Report + Implementation Dashboard		SEPTEMBER		
Community Planning Academy		AUGUST		
Community Area Planning Process				
Development Ordinance – Zoning District Alignments				

PAST:

Background summary and the timeline for major planning initiatives

BLUEPRINT FOR GROWTH

VISION AND GOALS

CHARLOTTE FUTURE 2040 COMPREHENSIVE PLAN

Adopted 6/21/21

SUPPORTING INITIATIVES

Mapping Tools and Guidance for Public and Private Investment

PLACES

CHARLOTTE FUTURE 2040 POLICY MAP

*The **land use policy** for form and development intensity (Place Types)*

Adopted 3/28/22

MOBILITY

CHARLOTTE STRATEGIC MOBILITY PLAN

*The **mobility strategy** to connect people and places through public and private investment*

Adopted 6/27/22

DEVELOPMENT

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*The land **development rules** for our growth – implementation through private investment*

Adopted 8/22/22

2040 PLAN AND UDO CONNECTION

Visionary

Policies & Plans



Additional Council-Adopted Development Policies

Legally Binding

Regulations & Ordinances

UDO
Unified Development Ordinance

- **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**

UDO IMPLEMENTS THE VISION

2040 Comp Plan Goal	UDO Requirement
Neighborhood Diversity and Inclusion	Duplexes and triplexes allowed in all zoning districts but with dimensional restrictions
Housing Access for All	New incentives to encourage inclusion of affordable units
Retain our Identity and Charm	New overlay districts for preservation of neighborhood character
Integrated Natural and Built Environment	New requirements for heritage tree protection city wide and all tree save exemptions removed
Healthy, Safe and Active Communities	Fee in lieu supports proactive tree canopy care
Safe and Equitable Mobility	New multi-modal requirements for rezonings that now include all by right projects
10 Minute Neighborhoods	Encourage high density, walkable, mixed use development in Centers and transit areas

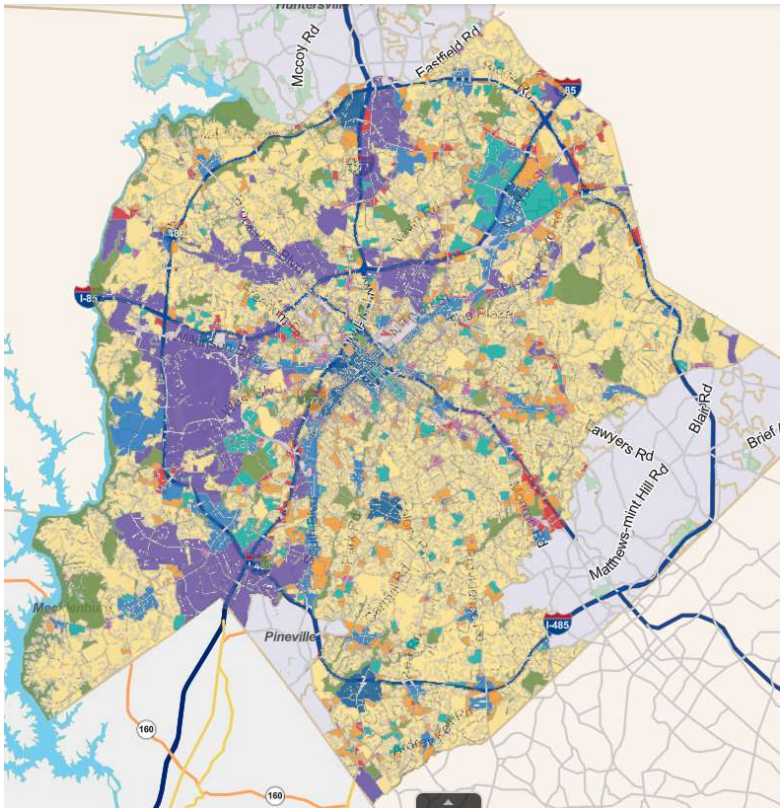
POLICY MAP APPLIES PLACE TYPES CITY WIDE

Policy Map Adoption **March 28, 2022**

Effective Date **July 1, 2022**

Retire Current Land Use Tool

- The existing Adopted Future Land tool is retired & replaced by the 2040 Policy Map
- This map will be used as adopted land use policy for rezoning decisions
- Place Types serve as a foundation for zoning districts



PRESENT:
Where we are today and how these initiatives are used

UDO IMPLEMENTATION



REZONINGS

2040 Plan/Policy Map

- Policy Map provides basis for land use consistency
- Inconsistent requests are evaluated on factors such as:
  - Context of area
  - Surrounding Place Types
  - Access to transportation
- 2040 Comprehensive Plan goals are reviewed

UDO

- Council cannot use the UDO as a basis for land use decisions until effective date of June 1, 2023
- UDO currently provides staff guidance and principles for desired outcomes
  - Example: Building height and height transitions
- Council can ask how a project relates to UDO standards or how the existing zoning would translate to a UDO district

FUTURE:
Next steps to implement the community's vision

UDO NEXT STEPS: REZONING

Feb 1, 2023

- *STOP* accepting Pre-UDO conditional districts
- *START* allowing submittals for UDO conditional districts

Mar 1, 2023

- *STOP* accepting Pre-UDO conventional districts
- *START* allowing submittals for UDO conventional districts



Pre-UDO rezonings must be approved by Council by Mar 1, 2024

6/1/23 UDO EFFECTIVE DATE: ZONING TRANSLATION (Table 3-1)

Pre-UDO Zoning District	UDO Zoning District
B-1	CG
B-2	CG
B-D	ML-1
BP	OFC
I-1	ML-1
I-2	ML-2
INST	IC-1
MUDD	CAC-2
O-1	OFC
O-2	OFC
O-3	OFC
R-3	N1-A

Pre-UDO Zoning District	UDO Zoning District
R-4	N1-B
R-5	N1-C
R-6	N1-D
R-8	N1-D
R-8MF	N2-A
R-12MF	N2-B
R-17MF	N2-B
R-22MF	N2-B
R-43MF	N2-B
TOD-CC	TOD-CC
TOD-NC	TOD-NC
TOD-TR	TOD-TR

Pre-UDO Zoning District	UDO Zoning District
TOD-UC	TOD-UC
RE-1	RC-1
RE-2	RC-1
UMUD	UC
UR-1	N1-E
UR-2	N2-B
UR-3	N2-C
UR-C	N2-C
R-MH	MHP
U-I	ML-1

Pre-UDO Zoning District	UDO Zoning District
PED	NC: All districts except R-3, R-4, R-5, R-6, R-8, R-8MF, R-12MF, R-17MF, R-22MF, R-43MF, TOD-TR,T OD-NC, TOD-CC, TOD-UC, and MUDD Zoning Districts N2-C: R-8MF, R-12MF, R-17MF, R-22MF, and R-43MF Zoning Districts Translates per above: R-3, R-4, R-5, R-6, R-8, TOD-TR, TOD-NC, TOD-CC, TOD-UC, and MUDD Zoning Districts

Pre-UDO Zoning Districts automatically translate to UDO Zoning Districts

Conditional Plans and Conditional Districts DO NOT TRANSLATE

IMPLEMENTING THE VISION

Vision



COMPANION EFFORTS

Implementation

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Up Next

Provide **neighborhood-level guidance** for the built environment

- Potential Text Amendments
- **Alignment Rezonings**: Align Place Type and new zoning district designations

COMMUNITY AREA PLANNING

Purpose: **Refine** citywide guidance and provide neighborhood-level guidance for places, mobility, open space, capital facilities, community facilities & amenities

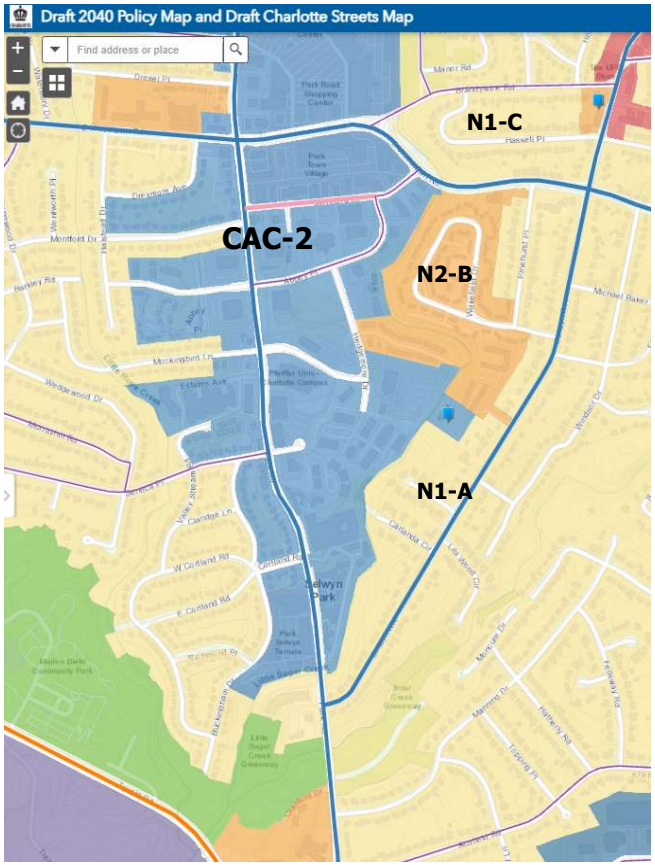
Approach: Utilize larger geographies than past planning efforts (small area plans)

Benefits:

- Provide neighborhood-level guidance for entire city
- Facilitate conversations and collaboration among neighborhoods
- Assess major barriers that typically serve as neighborhood boundaries
- Efficiently and effectively identify citywide policy amendments



ALIGNMENT REZONING



- Alignment Rezoning is **not** the same thing as Zoning District Translation
- Alignment Rezoning - process of proactively rezoning parcels throughout the city to **align the zoning** with the mapped Place Type
- Alignment Rezoning is necessary to ensure that zoning **implements the vision** and policies of the adopted 2040 Charlotte Future Comprehensive Plan
- Alignment Rezoning will be **done in concert** with the Community Area Planning process

VISION TO ACTION

AN EXAMPLE

PARK ROAD SHOPPING CENTER TODAY

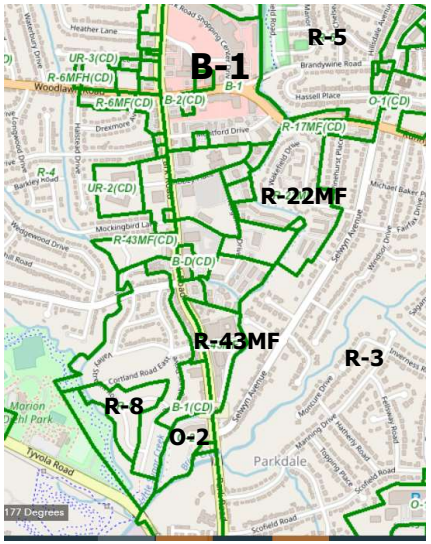


PARK ROAD SHOPPING CENTER FUTURE?



HOW DOES IT ALL WORK?

Zoning Districts



As Is until UDO Effective Date

B-1 Max Height: 40’
Excludes residential

Charlotte 2040 Policy Map



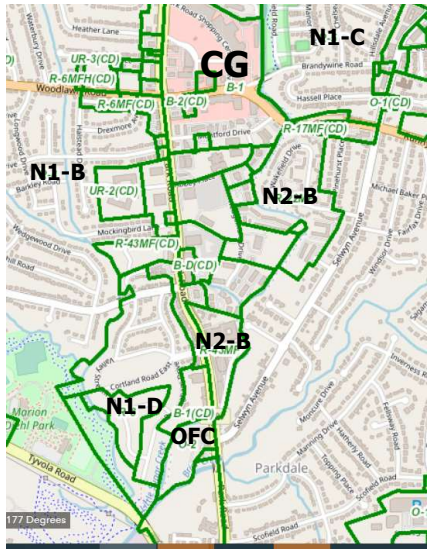
March 2022 Adoption

Replaces Future Land Use Map

We are Here

UDO Adopted 8/22/22

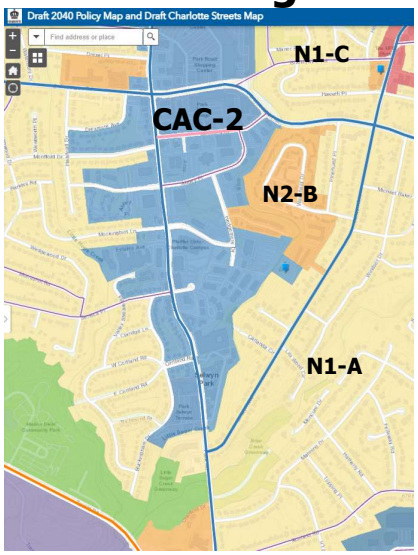
Zoning Translation



UDO Effective Date 6/1/23

CG Max Height: 50’/65’ (bonus)
Excludes residential

Alignment Rezoning



2023-2025

CAC-2 Max Height: 120’/200’ (bonus)
Allows residential

LEARN MORE

Website for All Projects
charlottenc.gov/charlottefuture

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QUESTIONS?

