1. Where We’ve Been

2. City Council Support/Direction

3. Immediate Next Steps
   • TOD and TS Overlay Update
   • Unified Development Ordinance
   • Form-Based Codes and Regulating Plans

4. Proposed Project Schedule

5. Planning Commission Involvement
Initial Steps – Assessment Report

• No clear connection between area plans and zoning.

• Zoning is able to implement land use policies but it is often necessary to use conditional rezonings.

• The document is challenging to use.

• New zoning tools are needed to implement the vision of the City’s area plans.
Initial Steps – Approach Report

- Consider Consolidating Zoning and Other Development Regulations

- Determine the Organizing Approach
  - Conventional
  - Negotiated
  - Performance
  - Form-Based
  - Hybrid

- Determine the Key Elements of an Effective Ordinance

- Revision Process:
  - Comprehensive change or targeted change?

- Practical issues:
  - Staffing
  - Political feasibility
  - Budget
  - Time
  - Accountability
July 25, 2013

Clarion Associates presented the findings of both reports to City Council’s Transportation & Planning Committee, the Planning Commission, and the public.

City Council members were supportive of Staff’s plans to move ahead with a Zoning Ordinance update initiative.
City Council Support

September 2013
City Council voiced approval of a Planning Staff proposal to modify Transit Oriented Development (TOD and TS) zoning districts in an effort to better achieve the vision of the station area plans.

1. Sponsor Conditional Rezonings
2. Link the Zoning Ordinance to Plan Vision
3. Pre-zone to TOD or Transit Supportive (TS)
4. Modify TOD/TS Development Standards
5. Revise the Zoning Ordinance
Clarion Associates will assist Staff in the following tasks as part of the next phase of the Zoning Ordinance update effort:

- **Update TOD and TS Overlay Districts**
  Can this effort serve as a model for future zoning districts in a new or revised ordinance?

- **Unified Development Ordinance (UDO)**
  Should Charlotte work toward developing a UDO?

- **Further Study of Form-Based Codes and Regulating Plans**
  How could form-based zoning fit into the Zoning Ordinance approach for Charlotte?
The TOD/TS update can serve as a model for how a future revised Zoning Ordinance could look and work.
A UDO would consolidate the various regulations that control how land is developed.
A property owner wishing to develop residentially-zoned land for a multiple-lot commercial use must review procedures and standards for rezonings and site plan approval in the **Zoning Ordinance**, and procedures and standards for division of the property and provision of public improvements in the **Subdivision Ordinance**, standards for protecting trees in the **Tree Ordinance**, and standards for stormwater management in the **Sediment and Erosion Control Ordinance**. If the property abuts a waterway or lies in a floodplain, the owner must also consult the **Floodplain Ordinance**. The property owner must be able to find all the applicable regulatory provisions from among the separate ordinances, determine how they interrelate (i.e., which approvals come first), and resolve any conflicts and ambiguities created where different ordinances address the same or similar aspects of development or development review.
• Primarily emphasize the physical form, rather than the separation of uses.

• Are used to reinforce, support, and encourage a variety of place types, from residential neighborhoods to mixed-use environments.

• Are usually highly prescriptive, and can provide a greater level of detail.

• Emphasize walkability, high quality design, and building upon existing character of places.
Form-based codes usually include a set of minimum components, including:

- **Regulating Plan**
- **Public Space Standards**
- **Building Form Standards**
Proposed Project Schedule

2014
- Revisions to TOD and TS Overlay Zoning Districts
- Further study on UDO and Form-Based Codes/Regulating Plans

2015-2016
- Determine the ordinance type/approach
- Develop ordinance outline
- Initiate Phase 1 changes
- Determine/develop implementation strategy

2016-2017
- Finalize Phase 2 ordinance changes
- Implementation phase
- Revise zoning map

2018
- Full implementation
Planning Commission Involvement

Ideas for Near Term Activities

• Representatives assist in review of TOD/TS updates
• Work sessions on TOD/TS Overlay updates
• Consultant presentations on UDO and Form-Based Codes for Planning Commission Feedback
• Provide advice and feedback on overall citizen engagement/public involvement strategies
• Other ideas?
Questions and Discussion