



UNIFIED DEVELOPMENT ORDINANCE

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# Residential Development in the UDO

City Council  
March 25, 2024

# Agenda

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## ➤ **Setting the Stage: Where are we now?**

- Charlotte's vision for housing
- What are we seeing?
- Market Trends

## ➤ **TPD Referral Update**

- File Conservation Development Text Amendment March 25
- Discuss upcoming recommended changes

# Charlotte's Vision

## Charlotte Future 2040 Comprehensive Plan

- GOAL #2 Neighborhood Diversity and Inclusion: Charlotte will strive to have a diversity of housing options by increasing the presence of middle density housing
- GOAL #3 Housing Access for All: Charlotte will ensure opportunities for residents of all incomes to access affordable housing



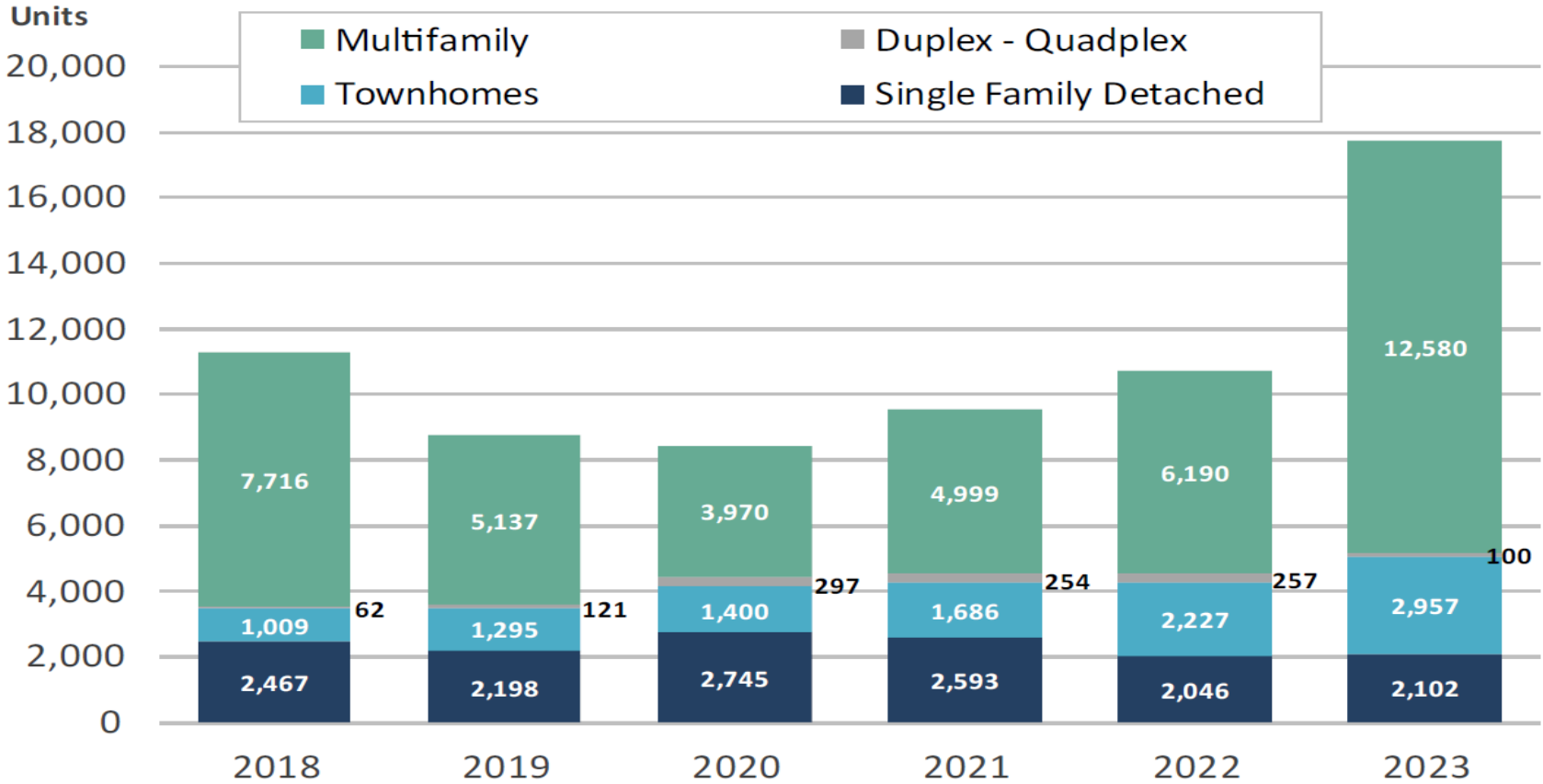
# What Are We Seeing?

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- **Limited numbers of new infill duplexes and triplexes**
- **Apartment construction is booming, but there is no pipeline**
- **Numerous requests for townhome projects**
- **~90% residential subdivisions submitted are duplexes and triplexes using conservation development option**

# Market Trends

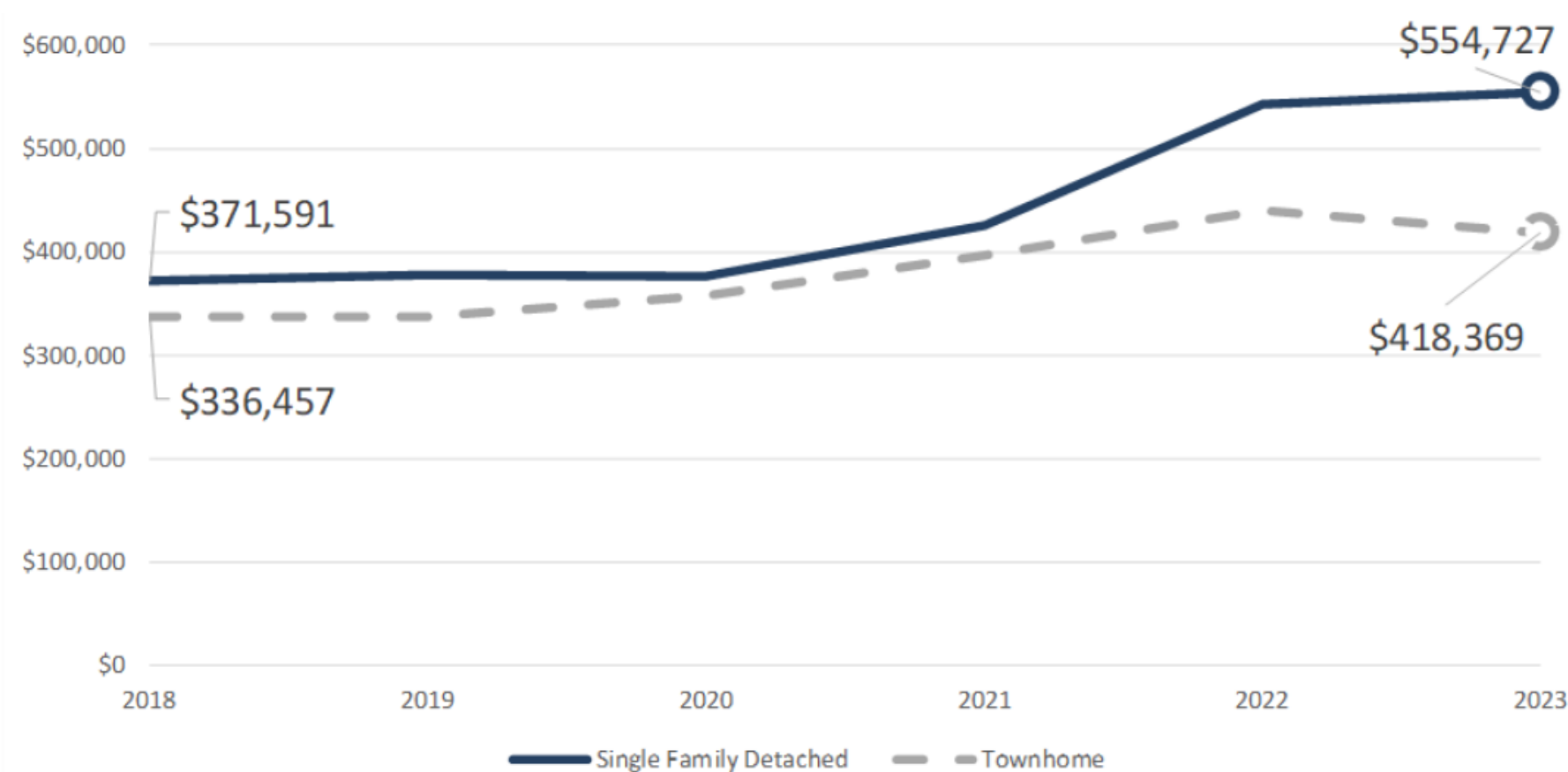
Figure 3. New Construction Building Permits Issued (Units) - Charlotte, 2018-2023



Source: City of Charlotte; Economic & Planning Systems

# Market Trends

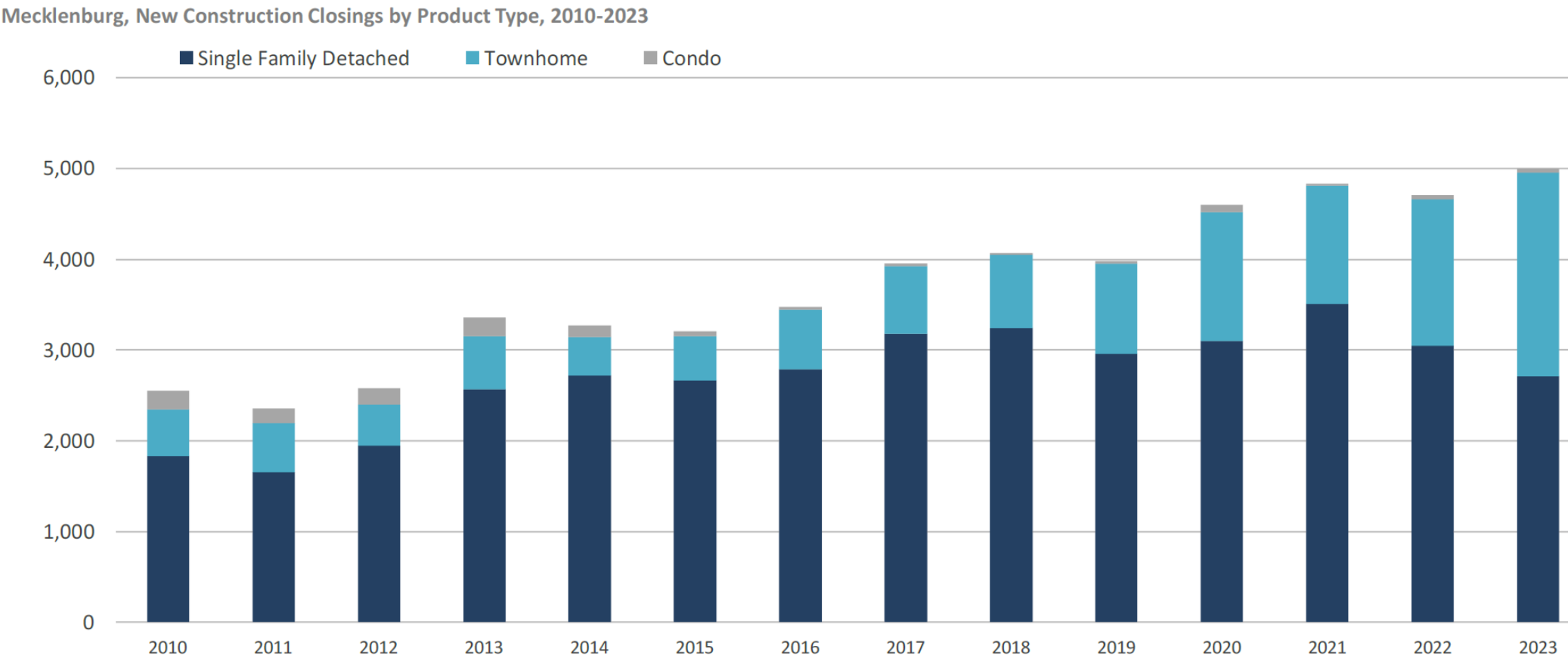
**Figure 8. Charlotte Average Home Prices for New Construction, 2018-2023**



Source: Zonda; Economic & Planning Systems

# Market Trends

**Figure 7. Mecklenburg County New Construction Closings by Type, 2010-2023**



Source: Zonda; Economic & Planning Systems

# City Council Referral

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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.

## ➤ TPD Committee

- Aug 2023
- Sep 2023
- Feb 2024

## ➤ Considerations for potential changes:

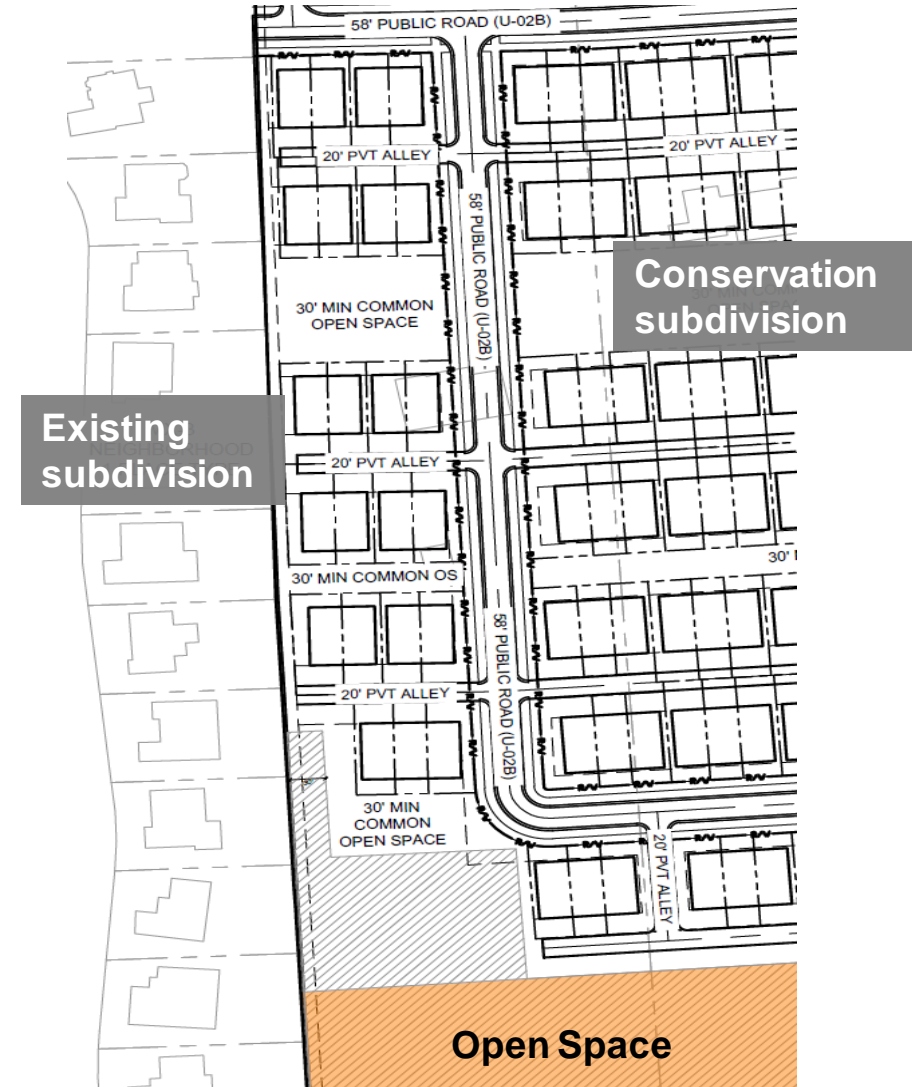
- **Quantity** of units
- **Quality** of the development
- **Location** of the development



# Conservation Development Text Amendment

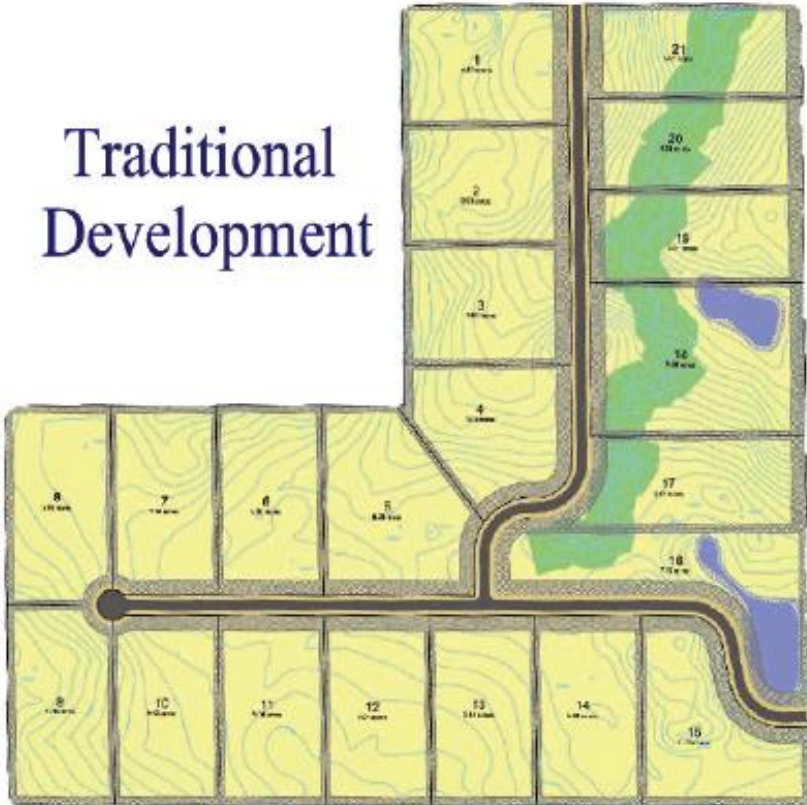
# Conservation Development Text Amendment

- A Conservation Residential Development is a **development option** available in the UDO in most Neighborhood 1 (N1) zoning districts
- Conservation residential developments allow for a **50% reduction in lot size** in exchange for additional open space

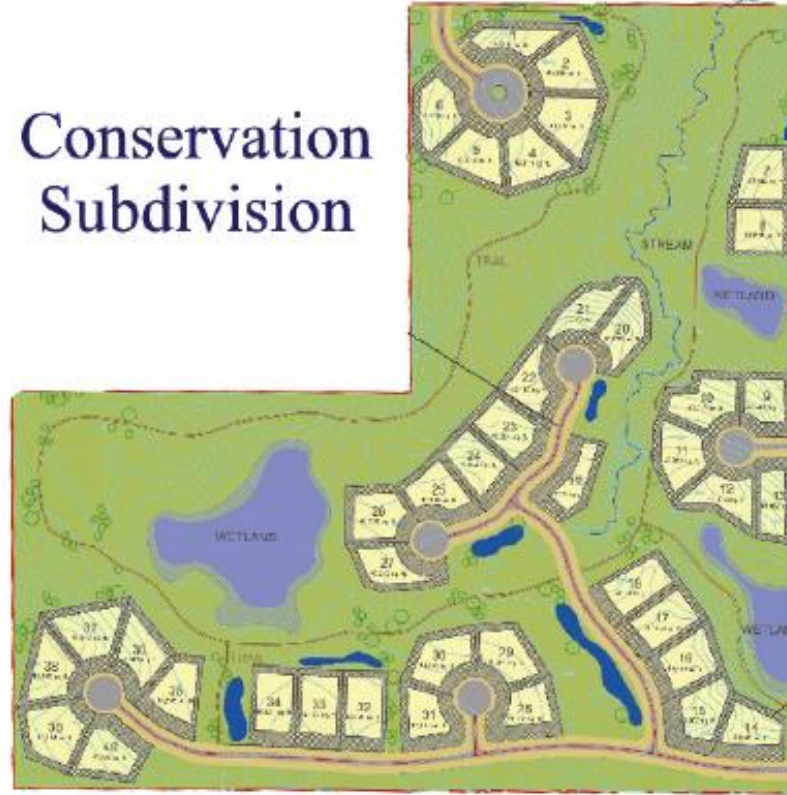


# What is Conservation Development?

Traditional Development



Conservation Subdivision

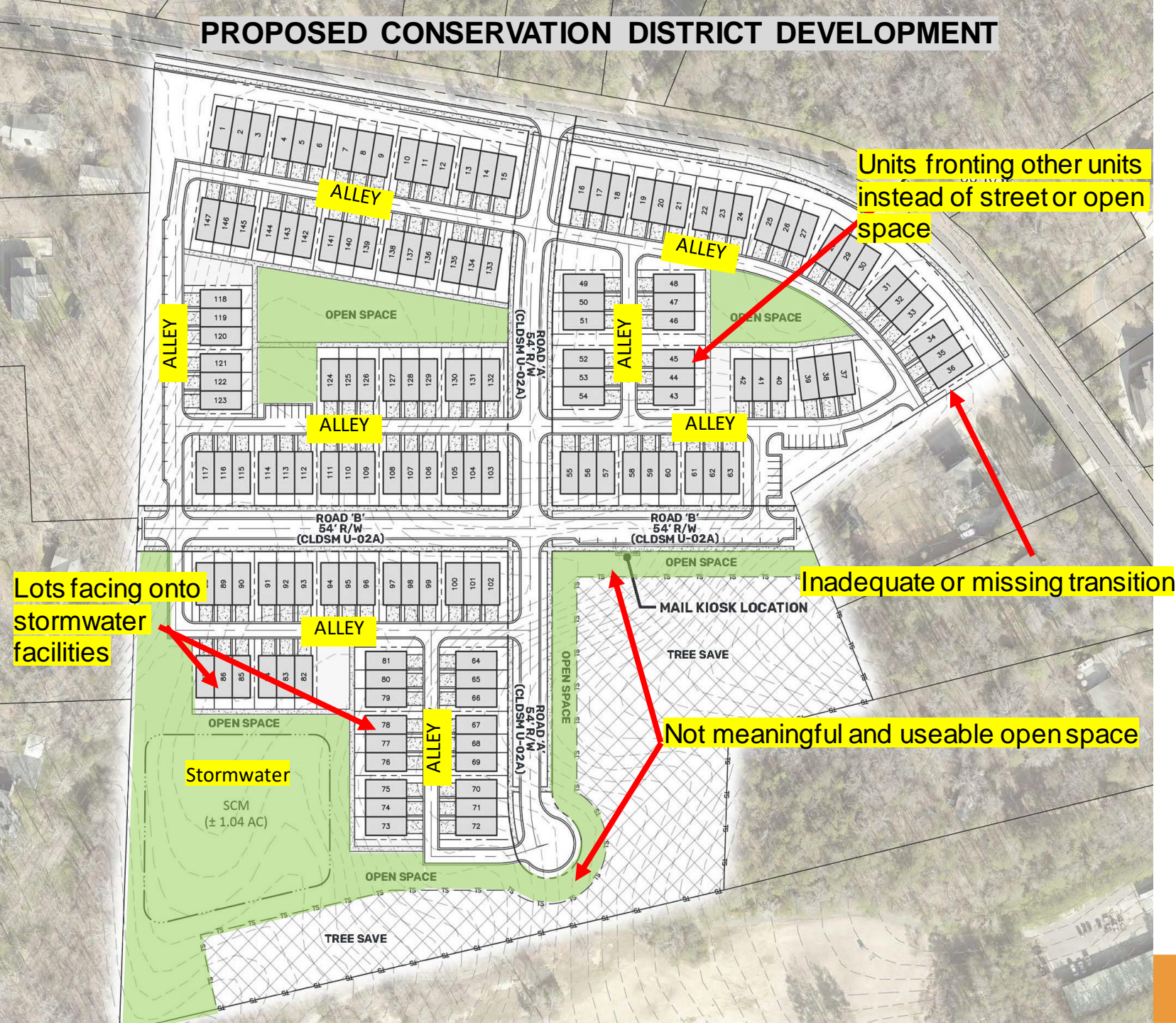


**Clustered housing with smaller lot sizes in an effort to maximize the preservation of natural resources and/or usable open space**



## PROPOSED CONSERVATION DISTRICT DEVELOPMENT

## What Are We Seeing?



- Inadequate transitions
- Units fronting other units
- Quality of common open space does not meet the intent
- Access provided by alleys/driveways instead of public streets

# Conservation Development Text Amendment

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- **Increase the quality and quantity of conservation/open space**
  - Require an additional 15% tree save/open space = **40%** total
  - Increase minimum project size to **5 acres**
  - Increase minimum dimensions of open space
  - Increase standards for useable open space
- **Increase transitions and public street requirements**
  - Add additional perimeter buffer requirements
  - Require lots to front public streets or open space (not private streets or alleys)

# Schedule for Conservation Text Amendment

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## ➤ Community Engagement

- ✓ March UDO Advisory Committee
- ✓ March Stakeholder Meetings
- April 2 at 12PM
- April 9 at 6PM
- Info on [CharlotteUDO.org](https://CharlotteUDO.org)
- Email blasts

## ➤ Council/Committee Schedule

- March 25: File Text Amendment
- April 9: Planning Commission
- April 15: Public Hearing
- April 30: Zoning Committee
- May 20: Council Action



# Upcoming Recommendations

# Recommendation #1

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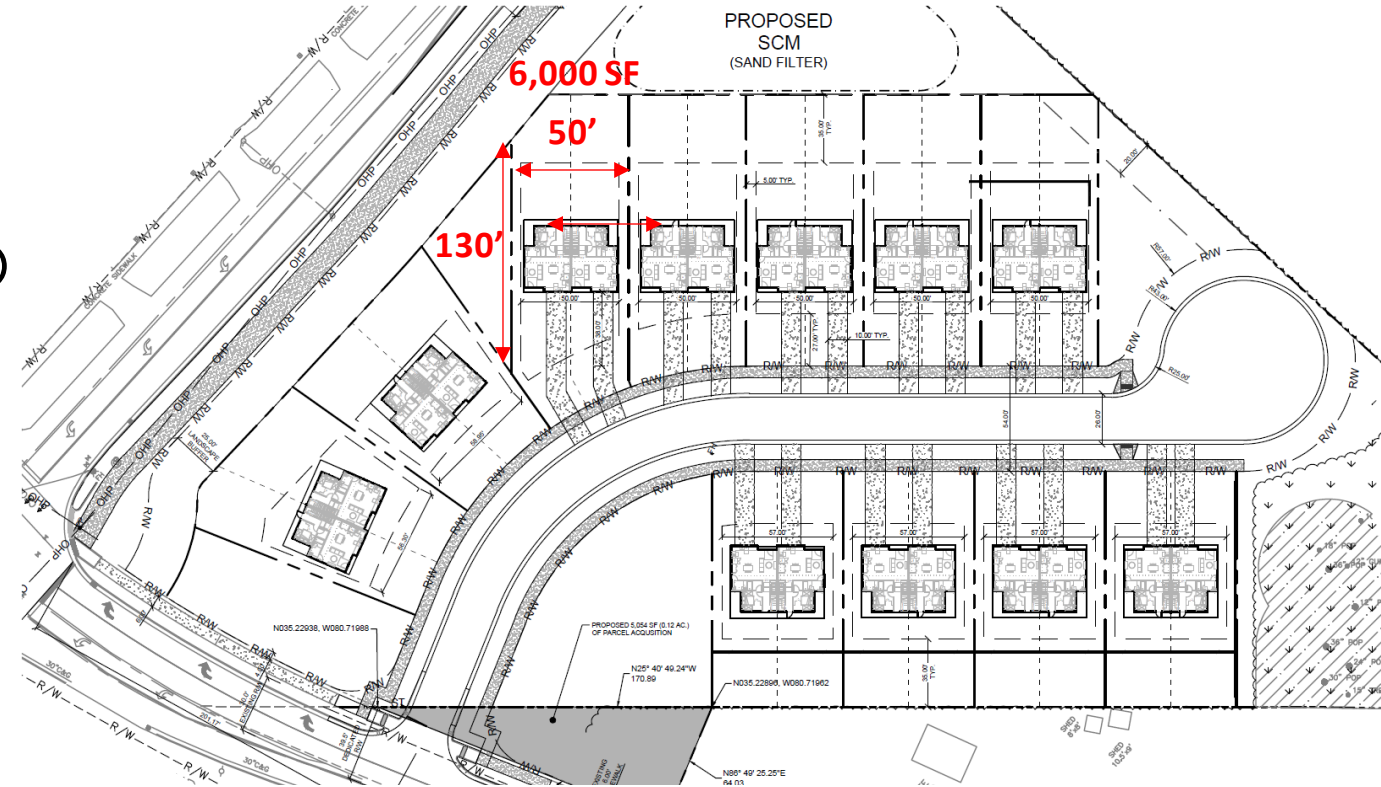
## Prioritize New Housing Supply in Key Locations

- **Create a Compact Development Option for new residential subdivisions 2+ acres**
  - Allow smaller lot sizes than base standards
  - Allow for affordable housing projects and developments near Centers and high frequency transit
  - Explore other priority locations



# Compact Development Option

- Many new subdivision projects need smaller lot sizes
- Current lot standards in the UDO **protect lotting patterns of existing neighborhoods**
- **Allow lot reductions** to create additional supply



Proposed Affordable Housing Development  
N1A Zoning District

# Recommendation #2

## Right-size Housing Diversity

- **On infill lots and in new subdivisions:**
  - Limit triplexes to corners only in N1A, N1B, N1C, and N1D
  - Allow townhomes in N1E and N1F (4-5 units per building)
  - Review duplex lot standards to improve viability





# Neighborhood 1 Zoning Districts

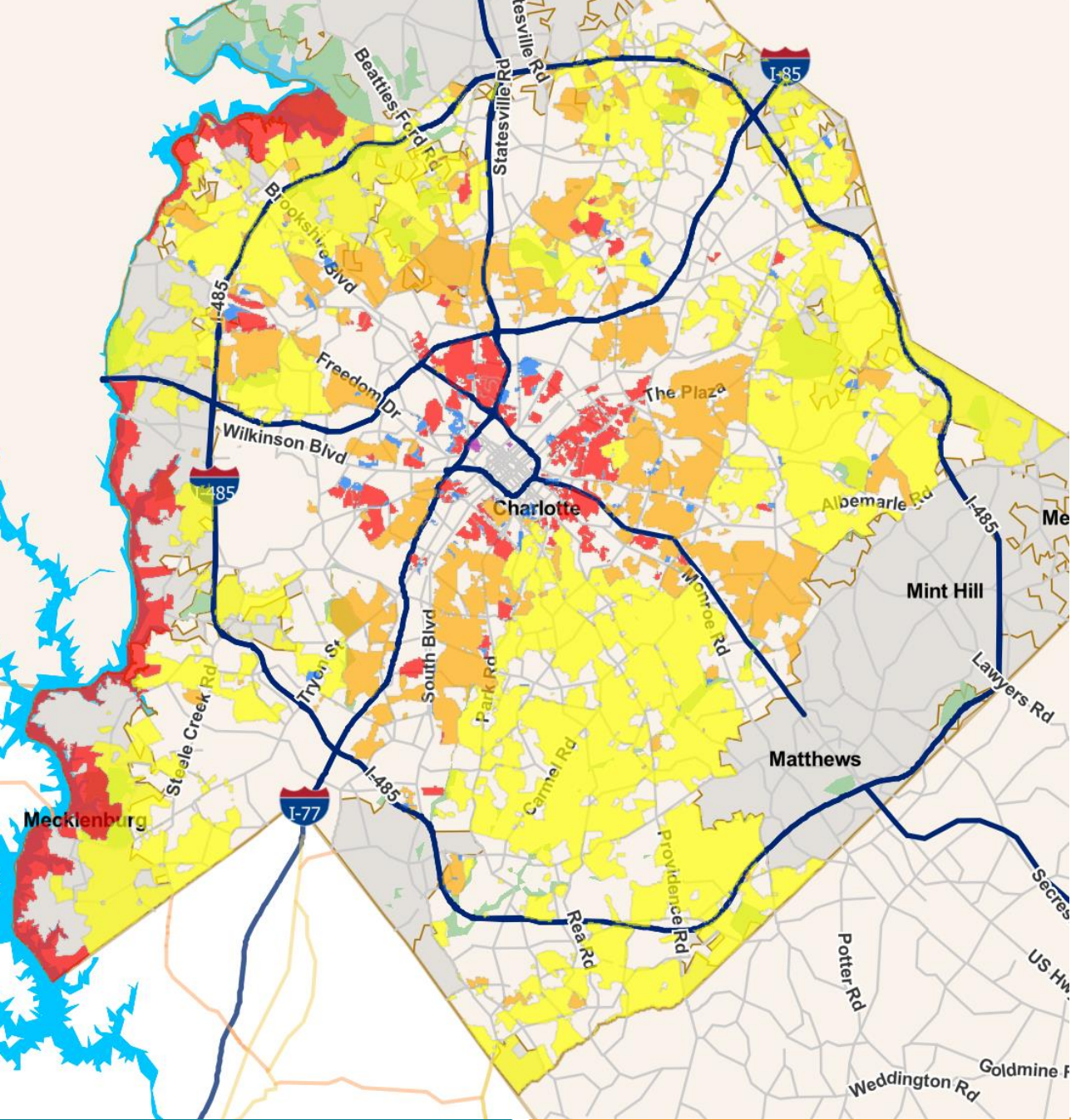
## Current Allowable Uses

All N1 Districts: single family, duplexes, & triplexes

## Proposed Allowable Uses

- N1A Single Family, Duplexes, Triplexes on corners\*
- N1B Single Family, Duplexes, Triplexes on corners\*
- N1C Single Family, Duplexes, Triplexes on corners\*
- N1D Single Family, Duplexes, Triplexes on corners\*
- N1E Single Family, Duplexes, Triplexes, Townhomes\*
- N1F N/A Single Family, Duplexes, Triplexes, Townhomes\*

\* Represents Proposed Changes



# Schedule for Recommendations

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## ➤ Staff Review/Community Engagement

- **Jan - March:** Research & Analysis
- **April - June:** Testing & Feedback
  - Design Charette (Compact Option)
  - UDO Advisory Committee
  - Stakeholder Meetings
  - In-Person & Virtual Engagement
  - Info on [CharlotteUDO.org](https://CharlotteUDO.org)
  - Social Media Posts
  - Email Blasts

## ➤ Council/Committee

- **April:** TPD Committee  
Planning Commission
- **May:** TPD Committee  
Planning Commission  
File Text Amendments
- **June:** Public Hearing  
Zoning Committee
- **July:** Council Action

# Discussion