

<b>REQUEST</b>	Text amendment to modify the prescribed conditions and permitted locations for bed and breakfast establishments, and the districts in which they are permitted.
<b>SUMMARY OF PETITION</b>	This petition proposes to: <ol style="list-style-type: none"> <li>1) modify the prescribed conditions and permitted locations for bed and breakfast establishments;</li> <li>2) allow the Zoning Board of Adjustment to hear and decide variance requests to bed and breakfast standards;</li> <li>3) clarify that bed and breakfast establishments are permitted in the mixed use development district (MUDD) zoning district; and add bed and breakfast establishments as a permitted use, with prescribed conditions, to the UR-2 and UR-3 zoning districts.</li> </ol>
<b>Petitioner Agent/Representative</b>	Charlotte-Mecklenburg Planning Commission Charlotte-Mecklenburg Planning Department
<b>Community Meeting</b>	Meeting not required.

<b>ZONING COMMITTEE ACTION</b>	The Zoning Committee voted unanimously to recommend <b>APPROVAL</b> of this petition.
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<b>VOTE</b>	Motion/Second: Simmons/Allen
	Yeas: Allen, Howard, Locher, Rosenburgh, Simmons, and Walker
	Nays: None
	Absent: Griffith
	Recused: None

**ZONING COMMITTEE DISCUSSION** A committee member asked staff to summarize what had changed since the previous public hearing. Staff responded that a new public hearing was held to add two zoning districts (UR-2 and UR-3) where bed and breakfast establishments would be permitted, with prescribed conditions. There were no additional questions.

**STATEMENT OF CONSISTENCY** A statement of consistency is not required for text amendments.

**STAFF OPINION** Staff agrees with the recommendation of the Zoning Committee.

**FINAL STAFF ANALYSIS**

(Pre-Hearing Analysis online at [www.rezoning.org](http://www.rezoning.org))

**PLANNING STAFF REVIEW**

- **Proposed Request Details**  
The text amendment contains the following provisions:
  - Adds bed and breakfast establishments as permitted uses, under prescribed conditions, to the UR-2 and UR-3 zoning districts.
  - Deletes access requirements.
  - Adds street type location requirements.
  - Permits the Zoning Board of Adjustment to hear and decide variance requests.

Clarifies that bed and breakfast establishments are permitted with prescribed conditions in the mixed use development district (MUDD). This clarification will fix the omission of the MUDD zoning district in the list of districts in which bed and breakfast establishments are permitted currently.

**Public Plans and Policies**

This petition is consistent with adopted policies.

**STAFF RECOMMENDATION (Updated)**

Staff agrees with the recommendation of the Zoning Committee.

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**PUBLIC INFRASTRUCTURE UPDATES** (see full department reports online)

**CDOT:** No issues.

**Charlotte Fire Department:** No issues.

**CATS:** No issues.

**Schools:** CMS does not comment on text amendments.

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**ENVIRONMENTALLY SENSITIVE SITE DESIGN** (see full department reports online)

**Storm Water:** No issues.

**LUESA:** No issues.

**Site Design:** There is no site plan associated with this petition.

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**OUTSTANDING ISSUES**

No issues.

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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- CATS Review
- CDOT Review
- CFD Review
- LUESA Review
- Pre-Hearing Staff Analysis
- Storm Water Review
- Zoning Committee Recommendation

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