

REQUEST	Text amendment to Section 12.102, "Special lot, setback, yard and building envelope requirements", of the Zoning Ordinance.
SUMMARY OF PETITION	This petition proposes to clarify the text and accompanying diagram for the dimensional requirements for the side yard of a corner lot.
Petitioner Agent/Representative	Charlotte-Mecklenburg Planning Commission Charlotte-Mecklenburg Planning Department
Community Meeting	Meeting is not required.

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

ZONING COMMITTEE DISCUSSION Staff reviewed the text amendment. There was no further discussion.

STATEMENT OF CONSISTENCY This petition is found to be consistent with adopted policies and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Griffith seconded by Commissioner Dodson).

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

FINAL STAFF ANALYSIS

(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

- **Proposed Request Details**
The text amendment contains the following provisions:
 - Clarifies the yard requirement regulations for corner lots, when the rear lot line of one lot is shared in common with a side lot line of an abutting lot. In this situation, the side yard on the street side of a corner lot must be at least 50 percent of the required setback of the abutting lot.
 - Revises the graphic to illustrate the requirement.
- **Public Plans and Policies**
 - This petition is consistent with adopted policies.
- **STAFF RECOMMENDATION (Updated)**
 - Staff agrees with the recommendation of the Zoning Committee.

PUBLIC INFRASTRUCTURE UPDATES (see full department reports online)

- **CDOT:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **CATS:** No issues.
 - **Connectivity:** No issues.
 - **Neighborhood & Business Services:** No issues.
 - **Schools:** CMS does not comment on text amendments.
 - **Park and Recreation:** No comments received.
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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

- Application Form
- CDOT Review
- LUESA Review
- Pre-Hearing Staff Analysis
- Storm Water Review

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