
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.
STAFF RECOMMENDATION	Staff recommends approval of this petition. The petition is consistent with adopted policies.
Petitioner Agent/Representative	Charlotte-Mecklenburg Planning Commission Charlotte-Mecklenburg Planning Department
Community Meeting	Meeting is not required.

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.
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PUBLIC INFRASTRUCTURE (see full department reports online)

- **CDOT:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **CATS:** No issues.
 - **Connectivity:** No issues.
 - **Neighborhood and 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 text amendment.
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OUTSTANDING ISSUES

- No issues.
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Attachments Online at www.rezoning.org

- Application
- CATS Review
- CDOT Review
- LUESA Review
- Neighborhood and Business Services Review
- Storm Water Review

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