
REQUEST	Text amendment to Sections 2.201, 4.107, 7.103, and 12.106 of the Zoning Ordinance.
SUMMARY OF PETITION	The petition proposes to: 1) add a new definition for "heating, ventilation, or air conditioning units"; 2) modify the regulations for heating, ventilation, or air conditioning units; 3) relocate the nonconforming provisions for accessory utility structures into Chapter 7; and 4) update the names of City and County departments.
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:

- Adds a new definition for "heating, ventilation, or air conditioning units".
- Replaces the term, "air conditioning units" with "heating, ventilation, or air conditioning units".
- Clarifies that heating, ventilation, or air conditioning units are considered to be part of a structure, and shall not be located in any setback, sight distance triangle, or required buffer or screening.
- Allows heating, ventilation, or air conditioning equipment to encroach into the required side or rear yard by no more than 50 percent of the required yard.
- Relocates the nonconforming provisions for accessory utility structures such as heating, ventilation, or air conditioning units and backflow preventers into the Nonconforming chapter. Updates the names of City and County departments.

- **Public Plans and Policies**

- The petition is consistent with adopted policies.
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DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Charlotte Department of Transportation:** No issues.
- **Charlotte Fire Department:** No issues.
- **Charlotte-Mecklenburg Schools:** Not applicable.
- **Charlotte-Mecklenburg Storm Water Services:** No issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.

- **Mecklenburg County Parks and Recreation Department:** No comments received.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **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
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Charlotte Department of Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Storm Water Services Review
- Mecklenburg County Land Use and Environmental Services Agency Review

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