

ZONING ORDINANCE **TEXT AMENDMENT APPLICATION**

CITY OF CHARLOTTE

Revised 5-4-11

FY2011 Petition #: <u>2011-018</u>
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Section #: Table of Contents, 6.201, Table 9.101, 9.601 through 9.607, 11.701 through 11.709, 12.106, 12.202, 12.212, 12.213, 12.218, 12.301, Table 12.302(a), 12.413, 12.415, 12.417, 12.502, 12.532, 12.534, and 12.538.

Purpose of Change:

The uses and development standards that are currently set forth in the Research Districts are the out of date with respect current best practices for employment centers in the US. Also, they are inconsistent with the City's recently adopted plans and policies for the areas in which the research districts are currently applied, such as University Research Park. Successful employment centers, some of which include research uses, are characterized by a mixture of complementary uses connected through design details that enhance the aesthetic appeal and cohesiveness of a center and through physical connections linking public and private spaces and destinations. To remain competitive, sites within the City of Charlotte that are zoned or will be zoned for research should accommodate a broader range of complementary uses. Furthermore, development within these districts should adhere to standards that promote high quality design and connectivity. Therefore, the proposed amendment expands the range of permitted uses in each district and establishes development and design standards to ensure a level of investment that will help to strengthen the long-term viability of research uses and desirability of their locations.

With the amendments to the RE-3 district, changes to other sections are required to ensure consistency throughout the City of Charlotte Zoning Ordinance. Such changes are indicated in this proposed amendment.

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