

Note: The petitioner is requesting a withdrawal of the petition.

REQUEST	Text amendment to Sections 2.201, 11.202, and 11.205
SUMMARY OF PETITION	The petition proposes to: <ol style="list-style-type: none">1) Add multiple rooming unit cottage as a new housing category;2) Add multiple rooming unit cottage as a new use permitted by-right in the MX-2 district, and;3) Add multiple rooming unit cottages to the development standards for the MX-1, MX-2 and MX-3 districts.
STAFF RECOMMENDATION	Staff supports the petitioner's request for a withdrawal. However, if the withdrawal is not granted staff recommends a deferral.
PETITIONER AGENT/REPRESENTATIVE	Aspen Heights Bailey Patrick, Jr. and Collin W. Brown, K&L Gates
COMMUNITY MEETING	Meeting is not required.

PLANNING STAFF REVIEW

- **Proposed Request Details**

The text amendment contains the following provisions:

 - Adds a new definition for multiple rooming unit cottages.
 - Multiple Rooming Unit Cottages:
A building containing up to five rooming units that is available for rental occupancy for periods of five months or longer. This definition does not include boarding houses, commercial rooming houses, motels, hotels, private dormitories, congregate care facilities, nursing homes, family care homes, group homes, single room occupancy residences, emergency shelters, homeless shelters, and accessory shelters.
 - **Public Plans and Policies**
 - The petition is consistent with adopted land use policy.
-

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood and Business Services:** Code enforcement division has expressed concerns regarding enforcement.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Transportation:** No issues.
 - **Vehicle Trip Generation:**
Current Zoning: Not applicable
Proposed Zoning: Not applicable.
 - **Connectivity:** Not applicable
- **Charlotte Fire Department:** No issues.
- **Charlotte-Mecklenburg Police Department:** Safety concerns regarding the rental of individual rooming units.
- **Charlotte-Mecklenburg Schools:** Not applicable.

- **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
-

ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Site Design:**
 - There is no site plan associated with this text amendment.

OUTSTANDING ISSUES

- The petitioner should:
 1. Amend definition of multiple rooming unit cottage to state "An attached or detached dwelling containing up to five rooming units that is available for rental occupancy for periods of five months or longer".
 2. Amend the text amendment to include a definition of student housing and limit housing type to student housing.
 3. Provide a parking ratio.
 4. Add a requirement for 24-hour on-site management.
 5. Provide a maximum number of rooming units permitted.
 6. Coordinate a meeting with Police Department and Code Enforcement staff to address safety and enforcement issues.
-

Attachments Online at www.rezoning.org

- Application
- Site Plan
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte-Mecklenburg Storm Water Services Review
- Engineering and Property Management

Planner: Sonja Sanders (704) 336-8327