
REQUEST	Text amendment to Sections 2.201, 9.101, 9.203, and 9.205 of the Zoning Ordinance.
SUMMARY OF PETITION	<p>The proposed voluntary incentive based density bonus text amendment will add “mixed income housing development” as a permitted development type within the R-3, R-4, R-5, and R-6 single family zoning districts with various design and locational criteria. The amendment will incentivize developers to incorporate housing for individuals with incomes at or below 80 percent of the area median income within new developments by:</p> <ol style="list-style-type: none">1) allowing for a density bonus of up to three units above the base density,2) allowing a mix of housing types to be built that would include single family, duplex, triplex and quadraplex dwellings, and3) modifying development standards such as lot sizes, setbacks/yards, lot widths, and etc.
STAFF RECOMMENDATION	Staff recommends approval of this petition. The petition is consistent with the City Council approved action plan for incentive based inclusionary housing policies.
PETITIONER AGENT/REPRESENTATIVE	Charlotte-Mecklenburg Planning Department Charlotte-Mecklenburg Planning Department
COMMUNITY MEETING	Meeting is not required.

PLANNING STAFF REVIEW

- **Background**
 - City Council approved an Action Plan in June, 2011 directing staff to pursue eleven regulatory and financial incentives to create affordable housing in Charlotte.
 - A Citizen Advisory Group (CAG) was established in September 2011 to pursue the five regulatory incentives. Consensus was reached by the CAG regarding the regulatory incentives included in this subject text amendment for a voluntary incentive based density bonus program.
 - The Housing and Neighborhood Development Committee (H&ND) voted unanimously in November 2012 to move the regulatory incentive recommendation forward via the text amendment process.
- **Proposed Request Details**

The text amendment contains the following provisions for “mixed income housing developments”:

 - Adds a new definition for “mixed income housing developments”, which is defined as a development “...that has a percentage of the dwelling units targeted to income levels at or below 80% of Area Median Income (AMI), and according to an approved preliminary site plan”.
 - Expands the zoning districts (R-3, R-4, R-5, and R-6) where duplex, triplex, quadraplex units are allowed with new prescribed conditions when located within a “mixed income housing development”.
 - Adds the following prescribed conditions for “mixed income housing developments”:
 - Allows a density bonus of up to three dwelling units per acre above the base density in the R-3, R-4, R-5, and R-6 single family residential districts.
 - Provides locational criteria that require the development to be located within a census block group in Charlotte’s Sphere of Influence that is at or above the median home value for all Census block groups in Charlotte’s Sphere of Influence. The median home value will be reassessed every five years by Planning staff.
 - Requires an affordability set-aside as follows:
 - A minimum of 50% of the additional units allowed by the density bonus must target income levels at or below 80% of the Area Median Income (AMI).
 - The number of units targeted to incomes at or below 80% of AMI shall not exceed 25% of the total number of dwelling units in the development.

- The period of affordability shall be 15 years for rental properties and the City or a nonprofit shall have the first right of refusal for for-sale properties.
 - Adds the following development standards:
 - A minimum development size of one acre.
 - Reduced lot sizes and lot widths for single family dwellings based on certain criteria. Perimeter lots shall be compatible with surrounding single family residential zoned properties.
 - Reduced setback and rear yard requirements.
 - Allows duplex, triplex, and quadraplex dwellings according to the following standards:
 - Up to 50% of the additional dwelling units allowed by the density bonus may be duplex, triplex, and quadraplex units.
 - Duplex, triplex and quadraplex units must be located internal to the development.
 - Comply with minimum lot size and lot width standards.
 - Comply with maximum building coverage standards.
 - Establishes design guidelines that require the following:
 - All dwelling units within the development must externally blend in architecturally with other units to include materials and style (i.e. roof pitches, foundations, window types, and building materials).
 - Units targeted to income levels at or below 80% of AMI shall be dispersed within the development.
 - **Public Plans and Policies**
 - The petition is consistent with the City Council approved action plan for incentive based inclusionary housing policies.
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DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments received.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Transportation:** No comments received.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** No comments received.
 - **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.
 - **Urban Forestry:** No issues.
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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.

OUTSTANDING ISSUES

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

- Application
- Charlotte Department of Neighborhood & Business Services Review
- Charlotte-Mecklenburg Storm Water Services Review
- Mecklenburg County Land Use and Environmental Services Agency
- Urban Forestry

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