
REQUEST	Text amendment to Section 9.305 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-8MF and R-12MF multi-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 two units per acre above the base density within the R-8MF district,2) allowing for a density bonus of up to three units per acre above the base density within the R-12MF district, and3) allowing an additional two units per acre above the base density if the site is located within a ¼ mile of transit (rapid transit, local bus service, or an express bus service park and ride lot).
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 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 “mixed income housing development density bonus” program for planned multi-family developments located within the R-8MF and R-12MF zoning districts that are developed as a “mixed income housing development”. A “mixed income housing development” 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)...”.
 - Adds the following regulations for the “mixed income housing development density bonus” program:
 - Allows a density bonus as follows:
 - Up to two dwelling units per acre above the base density in the R-8MF multi-family residential district.
 - Up to three dwelling units per acre above the base density in the R-12MF multi-family residential district.
 - An additional two units per acre above the base density if the site is located within ¼ mile of transit (rapid transit, local bus service, or an express bus service park and ride lot).
 - 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).
 - A minimum of 50% of those units indicated in the above bullet must target income levels at or below 60% Area Median Income (AMI).
 - The number of units targeted to incomes at or below 80% of AMI shall not exceed 20% 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 in the case of for-sale properties.
 - Indicates a minimum development size of three acres.
 - Establishes design guidelines that require the following:
 - All building 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.
 - If there are more than 25 units targeted to income levels at or below 80% of AMI, then those units may be contained in a single structure.
 - **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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