
REQUEST	Text Amendment to Sections 9.8506, 9.906, and 10.812 of the Zoning Ordinance
SUMMARY OF PETITION	The petition proposes to allow balconies to project up to two feet into the minimum setback in the MUDD, UMUD, and PED zoning districts.
STAFF RECOMMENDATION	Staff recommends approval of this petition. This petition is consistent with adopted policies.
PETITIONER AGENT/REPRESENTATIVE	Design Resource Group, PA Design Resource Group, PA
COMMUNITY MEETING	Meeting is not required.

PLANNING STAFF REVIEW

- **Background**
 - The Transit Oriented Development (TOD) zoning district currently allows balconies to project up to two feet into the minimum setback, subject to an approved encroachment agreement with the Charlotte Department of Transportation (CDOT). Balconies also must have a minimum height clearance of ten feet from grade.
 - This text amendment will add this same provision to other urban districts.
 - **Proposed Request Details**

The text amendment contains the following provisions:

 - Adds new provisions allowing balconies to project up to two feet into the minimum setback, subject to an approved agreement with CDOT in the MUDD, UMUD, and PED zoning districts.
 - Adds new provisions that balconies shall have a minimum clearance of ten feet from grade in the MUDD, UMUD, and PED zoning districts.
 - **Public Plans and Policies**
 - The petition is consistent with adopted policy.
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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 issues.
 - **Vehicle Trip Generation:** Not applicable.
 - **Connectivity:** Not applicable.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** Not applicable.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
 - **Mecklenburg County Parks and Recreation Department:** 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
- Transportation Review
- Charlotte-Mecklenburg Storm Water Services Review
- Mecklenburg County Parks and Recreation Review

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