

REQUEST	Text amendment to Sections 9.406, 9.805, 9.8505, 9.905, 9.906, 9.1005, 9.1208, 10.812, 10.907, 11.205, 11.304, 11.505, 11.705, and 12.108 of the Zoning Ordinance
SUMMARY OF PETITION	The petition proposes to clarify the height limitations in the Zoning Ordinance.
PETITIONER AGENT/REPRESENTATIVE	Charlotte-Mecklenburg Planning Department Charlotte-Mecklenburg Planning Department
COMMUNITY MEETING	Meeting is not required.
STATEMENT OF CONSISTENCY	<p>This petition is found to be consistent with the <i>Centers, Corridors and Wedges Growth Framework</i>, based on information from the staff analysis and the public hearing, and because it:</p> <ul style="list-style-type: none"> • Creates a vibrant economy; and • Preserves and enhances existing neighborhoods; and • Provides clarifications to the existing regulations. <p>Therefore, this petition is reasonable and in the public interest based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> • The petition clarifies the height limitations located in various parts of the Zoning Ordinance; <p>By a 6-0 vote of the Zoning Committee (motion by Commissioner Sullivan seconded by Commissioner Labovitz).</p>

ZONING COMMITTEE ACTION	The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.
--------------------------------	---

VOTE	<table border="0"> <tr> <td>Motion/Second:</td> <td>Sullivan/Labovitz</td> </tr> <tr> <td>Yeas:</td> <td>Dodson, Eschert, Labovitz, Nelson, Ryan and Sullivan</td> </tr> <tr> <td>Nays:</td> <td>None</td> </tr> <tr> <td>Absent:</td> <td>Walker</td> </tr> <tr> <td>Recused:</td> <td>None</td> </tr> </table>	Motion/Second:	Sullivan/Labovitz	Yeas:	Dodson, Eschert, Labovitz, Nelson, Ryan and Sullivan	Nays:	None	Absent:	Walker	Recused:	None
Motion/Second:	Sullivan/Labovitz										
Yeas:	Dodson, Eschert, Labovitz, Nelson, Ryan and Sullivan										
Nays:	None										
Absent:	Walker										
Recused:	None										
ZONING COMMITTEE DISCUSSION	Staff provided a summary of the text amendment. There were no questions.										
STAFF OPINION	Staff agrees with the recommendation of the Zoning Committee.										

FINAL STAFF ANALYSIS
(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

- **Proposed Request Details**
The text amendment contains the following provisions:
 - Adds cross-references for additional height requirements in the UR-C (urban residential - commercial), MUDD (mixed use development), UMUD (uptown mixed use), TOD (transit oriented development), PED (pedestrian overlay), NS (neighborhood services), RE-3 (research), and TS (transit supportive) zoning districts.
 - Adds three new footnotes that describe the height limitations for buildings located in the U-I (urban industrial) zoning district, based on existing height limitations in Section 12.108.
 - Clarifies that in the MX-1 (mixed use), MX-2 (mixed use), and MX-3 (mixed use) districts, the

height standards of the B-1 (neighborhood business) district shall apply.

- Clarifies that in the R-MH (manufactured housing) district, the height standards of the R-5 (single family) zoning district shall apply.
 - Removes building height provisions in Section 12.108 that have been relocated into the zoning districts in previous text amendments, and clarified in this amendment.
 - **Public Plans and Policies**
 - The petition is consistent with the *Centers, Corridors and Wedges Growth Framework* goals of creating a vibrant economy, and preserving and enhancing existing neighborhoods.
-

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments received.
 - **Charlotte Department of Neighborhood & Business Services:** No comments received.
 - **Transportation:** No comments received.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** Not applicable.
 - **Charlotte-Mecklenburg Storm Water Services:** No comments received.
 - **Charlotte-Mecklenburg Utilities:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
-

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.
-

Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Charlotte-Mecklenburg Utilities Review
- Mecklenburg County Parks and Recreation Review

Planner: Sandra Montgomery (704) 336-5722