
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.
STAFF RECOMMENDATION	Staff recommends approval of this petition. This petition is consistent with the <i>Centers, Corridors and Wedges Growth Framework</i> goals of creating a vibrant economy, and preserving and enhancing existing neighborhoods. This petition clarifies the height limitations located in various parts of the Zoning Ordinance.
PETITIONER AGENT/REPRESENTATIVE	Charlotte-Mecklenburg Planning Department Charlotte-Mecklenburg Planning Department
COMMUNITY MEETING	Meeting is not required.

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.
 - **Vehicle Trip Generation:** Not applicable.
 - **Connectivity:** Not applicable.
- **Charlotte Fire Department:** No comments received.
- **Charlotte-Mecklenburg Historic Landmarks:** 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.
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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-Mecklenburg Utilities Review
- Mecklenburg County Parks and Recreation Review

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