

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2006-111

Petitioner: Charlotte-Mecklenburg Planning Commission

Request: Text amendment to the Subdivision Ordinance to 1) add a new definition for “building envelope” and require that building envelopes be sufficient in size to meet the Minimum Housing Code, and 2) require final plats to be recorded within 120 days of approval.

Summary

This amendment to the Subdivision Ordinance will add a new definition for “building envelope”. A building envelope is defined as a three-dimensional area on a lot that remains for placing a structure on a site after setbacks, yard, height, and bulk regulations are observed. In addition, regulations have been added requiring the building envelope to be sufficient in size to meet the Minimum Housing Code.

Currently, the Zoning Ordinance has no regulations that address when a final plat is to be recorded. This text amendment would amend the final plat requirements of Section 6.600 such that the final plat must be recorded within 120 days of the final approval date.

This text amendment would also remove the Secretary of the Planning Commission as having the authority to approve a final plat.

Consistency and Conclusion

This text amendment is appropriate for approval but inconsistent with existing regulations, but appropriate and consistent with adopted policies and in the public interest.