

**ZONING COMMITTEE
RECOMMENDATION
September 27, 2006**

Rezoning Petition No. 2006-111

Petitioner: Charlotte-Mecklenburg Planning Commission

Request: Text amendment to the Subdivision Ordinance to 1) add a definition for “building envelope”, 2) add regulations requiring the building envelope to be of a sufficient size to meet the Minimum Housing Code, 3) remove the “Secretary of the Planning Commission” from being able to approve final plats, and 4) requiring final plats to be recorded within 120 days of final approval.

Action: The Zoning Committee voted unanimously to recommend **APPROVAL** of this text amendment to the subdivision regulations.

Vote: Yeas: Carter, Cooksey, Loflin, Ratcliffe, Randolph, Sheild, and Simmons

Nays: None

Absent: None

Summary of Petition

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 Subdivision 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. There is no “Secretary”, and only professional staff are authorized to approve final plats.

Zoning Committee Discussion/Rationale

Mr. MacVean reviewed the text amendment. There were no questions.

Statement of Consistency

A motion was made by Ratcliffe and seconded by Simmons finding that this text amendment is reasonable and in the public interest. The Zoning Committee unanimously approved this motion.

Vote

Upon a motion made by Ratcliffe and seconded by Carter, the Zoning Committee voted unanimously to recommend approval of this text amendment.

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.