
REQUEST	Text amendment to Sections 2.201, 9.406 and 12.101
SUMMARY OF PETITION	The petition proposes to: 1) add new standards to the UR-1 and UR-2 zoning districts to provide flexibility for special yard, lot, and street standards for small infill residential sites of ten acres or less; and 2) modify the definition for zero lot line.
STAFF RECOMMENDATION	Staff recommends approval of this petition. The petition provides additional flexibility for urban infill development and is consistent with adopted policies.
PETITIONER	Fairhills Park South Associates, LLC
AGENT/REPRESENTATIVE	Keith H. MacVean, King and Spalding, LLP
COMMUNITY MEETING	Meeting is not required.

PLANNING STAFF REVIEW

- **Background**

- The urban residential zoning districts are designed to provide standards and incentives to promote new urban development or redevelopment with a predominantly residential character at moderate densities.
- The current UR-1 and UR-2 district standards provide limited flexibility, especially when compared to some of the standards in other residential districts.
- This text amendment creates new alternative standards and greater flexibility for single family or mixed residential development that encourage urban infill development on smaller infill lots. It also allows, under limited conditions, the provision of private streets with or without gates, for smaller developments.

- **Proposed Request Details**

The text amendment contains the following provisions:

- Creates special yard, lot and street standards for residential development in the UR-1 and UR-2 zoning districts that may be applied to residential development of ten acres or less, for detached dwellings, duplexes, triplexes, or quadraplexes. The following provisions may be used independently, or in any combination:
 - Minimum lot size for detached dwellings may be reduced by ten percent, provided the average size of all lots or sublots meets the minimum size.
 - Zero lot line parcels may be permitted within the interior of the residential development, consistent with the existing standards allowed in the single family districts.
 - Private streets, with or without gates, may be built for detached dwellings if the following conditions are met:
 - Private streets for detached dwellings shall not be used to 1) meet vehicular connectivity required by the Subdivision Ordinance, 2) eliminate external connectivity shown in an approved UR-1 or UR-2 conditional plan, or 3) eliminate external vehicular connectivity that the Planning Director deems appropriate for the development.
 - If a private street is gated, the following conditions must be met:
 - The development must contain 35 or fewer units.
 - CDOT must review and approve the location of the gate.
 - Sidewalk connections from private streets to public streets shall be constructed and open to the pedestrian access.
 - Any dwellings units fronting onto a local public street shall have features that provide an orientation to such local street, such as sidewalk connections, architectural treatments, or other similar features.

- Private streets must be established on an approved conditional plan. Previously approved UR-1 and UR-2 conditional plans may be amended to allow public streets to become private. Proposed site plan revisions to allow a public street to be converted to a private street shall be submitted to the Planning Department for review and approval, and then reviewed and approved by the Zoning Committee.
 - Adds a new footnote to the UR-1 zoning district for consistency with UR-2 and UR-3 standards, allowing the creation of a subplot with less than 3,000 square feet when the sale of individual dwelling units within a single family attached structure includes land directly associated with the unit. Sublots must include a minimum of 400 square feet of private open space.
 - Revises the definition for zero lot line to include various types of zero lot line lot configurations.
 - **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.
 - **Charlotte Department of 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 issues.
 - **Mecklenburg County Parks and Recreation Department:** No comments received.
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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
- Charlotte Department of Transportation Review
- Charlotte-Mecklenburg Storm Water Services Review
- Mecklenburg County Land Use and Environmental Services Agency Review

Planner: Sandra Montgomery (704) 336-5722