

<b>REQUEST</b>	Text amendment to Sections 9.203 and 9.205 of the Zoning Ordinance.
<b>SUMMARY OF PETITION</b>	The petition proposes to: 1) allow duplex dwellings on R-3, R-4, R-5, and R-6 zoned lots with prescribed conditions; and 2) modify the prescribed conditions for duplex units located in the R-3, R-4, R-5, and R-6 zoning districts.
<b>PETITIONER AGENT/REPRESENTATIVE</b>	Charlotte-Mecklenburg Planning Department Charlotte-Mecklenburg Planning Department
<b>COMMUNITY MEETING</b>	Meeting is not required.

<b>ZONING COMMITTEE ACTION</b>	The Zoning Committee voted unanimously to <b>DEFER</b> this petition indefinitely.
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<b>VOTE</b>	Motion/Second:	Allen/Eschert
	Yeas:	Allen, Eschert, Johnson, Labovitz, Lathrop, and Phipps
	Nays:	None
	Absent:	Griffith
	Recused:	None

<b>ZONING COMMITTEE DISCUSSION</b>	Staff explained to the Zoning Committee the reasons for the indefinite deferral. The reasons included allowing staff time to work with the Citizen Advisory Group and the Council's Housing and Neighborhood Development Committee on revising the proposed text amendment to addresses issues raised at the public hearing. Based on those changes a new public hearing would be held. There was no further discussion.
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**FINAL STAFF ANALYSIS**  
(Pre-Hearing Analysis online at [www.rezoning.org](http://www.rezoning.org))

**PLANNING STAFF REVIEW**

- **Background**
  - City Council approved an Action Plan in June, 2011 directing staff to pursue 11 regulatory and financial incentives to create affordable housing in Charlotte.
  - A Citizen Advisory Group (CAG) was established in September 2011 to pursue the five regulatory incentives. Consensus was reached by the CAG regarding the regulatory incentive included in this subject text amendment for duplex dwellings.
  - The Housing and Neighborhood Development Committee (H&ND) voted unanimously in March 2012 to move the regulatory incentive recommendation forward via the text amendment process.
  - Staff presented a briefing to City Council in April 2012 to update Council on the Action Plan and the regulatory incentive associated with this subject text amendment.
- **Proposed Request Details**  
The text amendment contains the following provisions:
  - Modifies the provision to allow multiple duplex unit lots in the R-3, R-4, R-5, and R-6 zoning districts along a street (including corner lots) per prescribed conditions. However, there is a limit of two abutting duplex lots in a row along either side of a street block face in these districts.

- Maintains the provision that existing lots of record, as of the date of these regulations, do not have to meet the density requirements if they are to be used for a duplex. The existing lot of record must meet the minimum lot size for a duplex lot within the subject zoning district.
  - Adds new provisions for maximum building coverage for duplexes located in the R-3, R-4, R-5, and R-6 zoning districts.
  - Deletes the provision that if duplex units located in the R-3, R-4, R-5, and R-6 zoning districts have more than one entrance, the entrances to each unit in the structure shall face different streets.
  - Adds a new provision that duplex units located in the R-3, R-4, R-5, and R-6 zoning districts shall be served by a shared driveway, with some exceptions.
- **Public Plans and Policies**
    - The petition is consistent with the City Council approved action plan for incentive based inclusionary housing policies.
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**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No issues.
  - **Charlotte Department of Neighborhood & Business Services:** No issues.
  - **Charlotte Department of Solid Waste Services:** No issues.
  - **Transportation:** No comments received.
  - **Charlotte Fire Department:** No comments received.
  - **Charlotte-Mecklenburg Schools:** No comments received.
  - **Charlotte-Mecklenburg Storm Water Services:** No issues.
  - **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
  - **Mecklenburg County Parks and Recreation Department:** No comments received.
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**ENVIRONMENTALLY SENSITIVE SITE DESIGN** (see full department reports online)

- **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies-Environment*.
    - There is no site plan associated with this text amendment.
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**OUTSTANDING ISSUES**

- No issues.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Pre-Hearing Staff Analysis
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Charlotte Department of Solid Waste Services Review
- Charlotte-Mecklenburg Storm Water Services Review

**Planner:** Shad Spencer (704) 353-1132