



Note: This text amendment was indefinitely deferred by Council on February 16, 2009 to allow staff to respond to Zoning Committee and City Council concerns. A new public hearing is being held as a result of a unanimous vote by the Zoning Committee to modify the text amendment to permit bed and breakfast establishments, with prescribed conditions, in the UR-2 and UR-3 zoning districts. City Council concerns identified at the February 16, 2009 meeting were addressed in the February 16, 2009 City Council Follow-Up Report.

REQUEST	Text amendment to modify the prescribed conditions and permitted locations for bed and breakfast establishments, and the districts in which they are permitted.
SUMMARY OF PETITION	This petition proposes to: <ol style="list-style-type: none">1) modify the prescribed conditions and permitted locations for bed and breakfast establishments;2) allow the Zoning Board of Adjustment to hear and decide variance requests for bed and breakfast uses;3) clarify that bed and breakfast establishments are permitted in the mixed use development district (MUDD) zoning district; and4) add bed and breakfast establishments as a permitted use, with prescribed conditions, to the UR-2 and UR-3 zoning districts.
STAFF RECOMMENDATION	Staff recommends approval of this petition. The petition is consistent with adopted policies, and reasonable and in the public interest.
Petitioner Agent/Representative	Charlotte-Mecklenburg Planning Commission Charlotte-Mecklenburg Planning Department
Community Meeting	Meeting not required.

PLANNING STAFF REVIEW

- **Proposed Request Details**

The text amendment contains the following provisions:

 - Adds bed and breakfast establishments as permitted uses, under prescribed conditions, to the UR-2 and UR-3 zoning districts.
 - Deletes access requirements.
 - Adds street type location requirements.
 - Permits the Zoning Board of Adjustment to hear and decide variance requests.
 - Clarifies that bed and breakfast establishments are permitted with prescribed conditions in the mixed use development district (MUDD). This clarification will fix the omission of the MUDD zoning district in the list of districts in which bed and breakfast establishments are permitted currently.
 - Adds section cross-references.
 - **Public Plans and Policies**
 - This petition is consistent with adopted policies.
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PUBLIC INFRASTRUCTURE (see full department reports online)

- **CDOT:** No issues.
- **Charlotte Fire Department:** No issues.
- **CATS:** No issues.

Schools: CMS does not comment on text amendments.

ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

Storm Water: No issues.

LUESA: No issues.

SITE DESIGN: There is no site plan associated with this text amendment.

OUTSTANDING ISSUES

No issues.

Attachments Online at www.rezoning.org

Application
CATS Review
CDOT Review
CFD Review
LUESA Review
Storm Water Review

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