

ZONING ORDINANCE **TEXT AMENDMENT APPLICATION**

CITY OF CHARLOTTE

FY2009

Petition #: 2009-012

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Office Use Only

Section #: 9.1205 Uses Permitted by Right, 9.1206 Uses Permitted by Right Under Prescribed Conditions, 9.1208 Development Standards, 9.1209 Urban Design Standards

Purpose of Changes: The purpose of TOD districts is to encourage higher density development in transit station areas. However, some residents have expressed concern over the type of development occurring at the edge of single family districts. This text amendment will modify certain regulations in TOD to protect the character of adjacent single family neighborhoods, particularly where TOD is across the street from, or on the same side of the street of single family development. The text amendment will also make minor revisions such as clarifying text, etc. The requested changes are:

When TOD is across the street from or adjacent to single family development:

1. Provide setback standards to reflect the existing single family character.
2. Change the starting point for measuring the height plane from the zoning district line to the setback line.
3. Prohibit loading and service areas.
4. Screen parking garages and decks with active uses.
5. Provide architectural design details such as roof line variation, material changes, enhanced design for building entrances, wall plane variation, window placement and design, etc.

Other general changes to TOD include:

1. Create minimum parking requirement for residential development
2. Disallow front loaded garages and parking pads
3. Clarify screening standards
4. Clarify outdoor lighting standards
5. Clarify building entrance and orientation standards
6. Add design standard for ground floor residential development on non-local streets
7. Clarify streetscape standards

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Agent's Address

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Telephone Number

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Signature of Agent

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