

NOTE: Staff is requesting a two-month deferral of this petition in order for the petitioner to resolve outstanding issues.

REQUEST	Text amendment to clarify how additions to existing development are reviewed, and how development rights are impacted when a development is later subdivided. This text amendment also modifies the Commercial Center development standards and permitted accessory uses.
SUMMARY OF PETITION	<p>This petition proposes to:</p> <ol style="list-style-type: none">1) clarify how additions to existing development are treated with respect to the type of review and approval required;2) clarify how further subdivisions to an existing development are treated with respect to development rights;3) clarify that accessory outdoor sales are permitted as an accessory use in the Commercial Center district; and,4) clarify how the floor area ratio standards in the Commercial Center district are applied.
STAFF RECOMMENDATION	Staff recommends a two-month deferral of this petition.
Petitioner Agent/Representative	Charlotte-Mecklenburg Planning Commission Charlotte-Mecklenburg Planning Department
Community Meeting	Meeting is not required.

PLANNING STAFF REVIEW

- **Background**

This text amendment is a result of a Zoning Board of Adjustment case where the interpretation of how the floor area ratio was allocated over a large development project was questioned when the project was later subdivided.
 - **Proposed Request Details**

The text amendment:

 - Removes and replaces the term “increment” which is not defined in the Zoning Ordinance.
 - Clarifies that when a single existing development is later subdivided, each “resulting lot of record” rather than each “increment” of development will retain its own development rights.
 - Clarifies that accessory outdoor sales are a permitted use, under prescribed conditions, in the Commercial Center district.
 - Amends the floor area ratio language in the Commercial Center district so that the floor area ratio cannot exceed 1.0 on a “lot of record” rather than “within a project area”, so that all lots are treated equal with respect to development rights.
 - **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.

Connectivity: 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
- Charlotte Fire Department Review
- LUESA Review
- Storm Water Review

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