

<b>REQUEST</b>	Text amendment to the Charlotte Unified Development Ordinance (UDO), Sections 15.4.FF, 15.4.FF.1 (new) and 15.4.HHH, and Table 15-1.
<b>SUMMARY OF PETITION</b>	This text amendment will allow multi-family attached, multi-family stacked, and multi-dwelling development in the general commercial (CG) and regional commercial (CR) zoning districts when located in a Centers Place Type.
<b>PETITIONER AGENT/REPRESENTATIVE</b>	Charlotte Planning, Design & Development Department Charlotte Planning, Design & Development Department
<b>COMMUNITY MEETING</b>	Two virtual public information sessions were held on September 7, 2023, with two members of the public, two Charlotte-Mecklenburg Planning Commissioners, and three UDO Advisory Committee members in attendance.

<b>STAFF RECOMMENDATION</b>	<p>Staff recommends approval of this petition.</p> <p><u>Plan Consistency</u> The petition is <b>consistent</b> with the <i>2040 Comprehensive Plan</i>.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> <li>• The petition could facilitate the <i>2040 Comprehensive Plan</i> goal of encouraging multi-family residential development in Centers Place Types;</li> <li>• A major document such as the UDO requires adjustments and revisions after adoption to correct minor errors, and add clarity;</li> <li>• The UDO does not currently allow multi-family uses on parcels translated to a UDO commercial zoning district (CG and CR) even when a site is located in a Centers Place Type;</li> <li>• The <i>2040 Comprehensive Plan</i> encourages multi-family residential development in a pedestrian-oriented environment through a mix of commercial, residential, and civic uses in the Neighborhood Center, Community Activity Center, and Regional Activity Centers Place Types; and</li> <li>• This text amendment corrects this issue by allowing multi-family uses with prescribed conditions in the CG and CR zoning districts if the property is located within a Centers Place Type per the adopted Policy Map.</li> </ul>
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**PLANNING STAFF REVIEW**

- **Background**
  - The UDO was adopted by City Council on August 22, 2023, and became effective on June 1, 2023.
  - The *2040 Comprehensive Plan* encourages multi-family residential uses in a pedestrian-oriented environment through a mix of commercial, residential, and civic uses in the Neighborhood Center, Community Activity Center, and Regional Activity Centers Place Types.
  - On May 22, 2023, City Council denied UDO text amendment #2023-57 which proposed changes to accessory drive-throughs and drive-through establishments. Also included in that text amendment was a proposal to add multi-family uses in Commercial zoning districts when located in a Centers Place Type. The opposition to the text amendment centered around the drive-through uses, location, and prescribed conditions.
  - This text amendment will allow multi-family uses, with prescribed conditions in the CG and CR zoning districts, to align with the intent of the *2040 Comprehensive Plan*.

- **Proposed Request Details**

The text amendment contains the following provisions:

- Modifies the principal use regulations in the general commercial (CG) and regional commercial (CR) zoning districts for multi-family attached, multi-family stacked, and multi-dwelling development by adding them as allowed uses with prescribed conditions in Table 15.1, "Use Matrix".
- Adds a prescribed condition that these uses are allowed on sites in a Neighborhood Center, Community Activity Center, or Regional Activity Center Place Type using the dimensional and design standards and open space requirements of the neighborhood commercial (NC) zoning district.

- **Public Plans and Policies**

- The text amendment builds upon the vision and goals of the *2040 Comprehensive Plan*, refining the UDO regulations and uses to provide better functionality.

- **TRANSPORTATION SUMMARY**

- **Charlotte Department of Transportation:** No comments submitted.

**DEPARTMENT COMMENTS**

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte Water:** Insert location information from mem No outstanding issues.
- **Erosion Control:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
- **Stormwater Services Land Development Engineering:** No comments submitted.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** No outstanding issues.

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**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**  
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