



Zoning Committee

REQUEST

Text Amendment to Sections 15.2, 15.4.CC, 15.4.FF, 15.4.FF.1, 15.4.HHH.1, 15.4.HHH.2, 15.4.HHH.3, 15.6.1, 15.6.3, 15.6.4, 15.6.5, 15.6.6, 15.6.7, 15.6.B, and Table 15-1 of the Charlotte Unified Development Ordinance (UDO) the Unified Development Ordinance (UDO)

PETITIONER

Charlotte Planning, Design & Development Department

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be **consistent** with the *2040 Comprehensive Plan (2021)* based on the information from the staff analysis and the public hearing, and because:

- The petition could facilitate the *2040 Comprehensive Plan* goals of 10-minute neighborhoods, and neighborhood diversity and inclusion.

Therefore, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- Some Centers Place Types have parcels with zoning that will translate to the CG (General Commercial) zoning district when the UDO goes into effect on June 1;
- The goals of the Centers Place Types include a desirable pedestrian environment and mix of uses; and
- The text amendment will align the uses permitted in Commercial zoning districts when located in a Centers Place Type with the Centers Place Type goal of supporting a mixed-use, pedestrian-friendly environment.

Motion/Second: Welton / Rhodes

Yeas: Gaston, Gussman, Harvey, Lansdell, Rhodes, Russell, Welton

Nays: None

Absent: None

Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the *2040 Comprehensive Plan*.

Commissioner Russell asked about accessory drive-through use in the Transit Oriented Districts (TOD) districts. Staff responded that this text amendment does not make changes to TOD zoning and that TOD zoning only allows accessory drive-throughs when replacing existing drive-throughs on a site.

Commissioner Welton asked if the accessory drive-through in TOD had to physically exist on the site. Staff responded that yes, it would have to physically exist on the site.

Commissioner Lansdell asked if an expansion of a single lane, existing accessory drive-through to two lanes would require a conditional rezoning. Staff responded, yes.

There was no further discussion of this petition.

PLANNER

Sandra Montgomery (704) 336-5722