



City Council Follow-Up Report

2023-093 - by City of Charlotte for a text amendment to the Charlotte Unified Development Ordinance (UDO), Sections 15.4.EE, 15.4.HH, and Table 15-1. This text amendment will make single-family and duplex dwellings legally existing under the office and business legacy zoning districts prior to June 1, 2023, and translated to the CG (General Commercial) and OFC (Office Flex Campus) zoning districts, allowed uses with prescribed conditions.

Request: Can more information be provided regarding the neighborhoods that will be impacted by this text amendment? Are these areas classified as “Vulnerable to Displacement”?

Staff Response:

There are eight areas developed with 10 or more single family/ duplex dwellings that are also zoned CG or OFC. Data for each of these development areas is provided in the table below. In addition to these areas, that are individual parcels and smaller groupings of parcels of residentially developed property zoned CG or OFC. This text amendment, if approved, will make these single family and duplex dwellings conforming uses.

Streets	Council District	Number of Units	Classified as Vulnerable to Displacement
Mattie Rose Ln and Living Way	1	12	No
Mason Circle	1	11	Yes
Esmeralda Dr	2	60	Yes
Brianna Way and Crestridge Dr	3	50	Yes
Withers Rd, Cove Point Dr, and Craighill Ln	3	27	No
Clark Blvd	4	16	No
Polo Gate Blvd	etj (closest to 2)	28	No
Mt Holly Rd	etj (closest to 2)	11	No