

REQUEST	Text amendment to the Unified Development Ordinance (UDO).
SUMMARY OF PETITION	The purpose of this UDO text amendment is to provide a new Compact Residential Development option in Section 4.5 for certain Neighborhood 1 zoning districts. This option will allow smaller lot sizes and setbacks and will require more usable common open space. There are proposed changes in 3 of the 39 UDO Articles.
PETITIONER AGENT/REPRESENTATIVE	Charlotte Planning, Design & Development Department Charlotte Planning, Design & Development Department
COMMUNITY MEETING	The proposed text amendment was presented to the community via two virtual public information sessions. The first session was held at noon on June 4, 2024, with 34 individuals in attendance, including two Planning Commission members. The second session was held at 6:00 pm on June 6, 2024, with 12 individuals in attendance, including one Planning Commission member.

STAFF RECOMMENDATION	<p>Staff recommends approval of this petition.</p> <p><u>Plan Consistency</u> The petition is consistent with the policies and vision of the <i>2040 Comprehensive Plan</i>.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> • The petition supports Goal #2: Neighborhood Diversity and Inclusion and Goal #3: Housing Access for All. • The text amendment will require usable common open space and includes design standards for such open space. • The amendment allows reduced lot sizes and setbacks consistent with current housing demand. • The amendment includes a perimeter landscape yard requirement to provide a transition between the compact residential development and adjacent N1 Place Type.
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PLANNING STAFF REVIEW

- **Background**
 - The proposed text amendment was presented to the UDO Advisory Committee (UAC) on June 6, 2024.
 - A briefing on the proposed text amendment was presented to the Transportation, Planning, and Development Committee (TDP) of the Charlotte City Council at their June 3, 2024 meeting.
 - On May 28, 2024, the Charlotte Planning Commission held a special meeting to discuss residential text amendments, including compact residential development.
 - Two virtual information sessions were held on June 4, 2024 and June 6, 2024.
 - Design charettes to test draft compact development standards were held with the design and development community and community members. City Council and Planning Commission members were also invited to the debrief sessions.
- **Proposed Request Details**

The text amendment contains the following provisions:

Article 4: Alternative Residential Development Options

 - Adds Section 4.5.C as a new option for compact residential development. Highlights include:

- Addition of a purpose statement.
- Applicability:
 - Permitted in N1-A, N1-B, NC-C, and N1-D zoning districts.
 - Minimum size: 2 acres as of June 1, 2023.
 - Not to be used in the 65 DNL contour on the most recently published Airport Noise Exposure Map, nor the Critical and Protected Watershed Areas.
 - Limits assembly of multiple parcels to achieve the 2-acre minimum to sites having frontage on a 4+ lane arterial street. (After the public hearing, added that up to three parcels can be assembled to achieve the minimum two-acre requirement.)
 - Where there are comparable development standards in the N1-A, N1-B, N1-C, and N1-D zoning districts, the development standards of the compact residential development option replace those development standards. All other applicable UDO standards apply unless otherwise stated. (Added after the public hearing.)
- Site Layout:
 - Requires lots to front on a public street or common open space (no more than 30% of lots on common open space).
 - Requires a Class B landscape yard of 25 feet along the perimeter of the site abutting a Neighborhood 1 Place Type, except where it abuts an existing public street or network required private street.
 - Reduces the front, rear, and corner side setback standards.
 - Reduces the minimum lot area and lot width standards.
 - Eliminates maximum building coverage standards.
 - Reduces the setback when fronting on a common open space to 5 feet.
 - Limits maximum building height to 48 feet.
 - Limits alleys where lots on both sides of the alley front on common open space to no more than 200 feet in length.
 - Stipulates no length limit for alleys where all lots on at least one side of the alley front a public street or where alleys connect at either end to a public street within the development.
- Open Space Standards
 - Requires a minimum of 10% of the site area to be comprised of usable common open space.
 - Requires each area of common open space to have a minimum width of at least 50 feet in all dimensions.
 - Requires all required common open space areas to have a minimum frontage of 50 feet on a public street.
 - In lieu of a 50 foot minimum frontage on a public street, requires a 20 foot wide connection that includes a minimum six foot wide hardscape path to connect common open space to the public street.
 - Requires all residential lots in the compact residential development to be within 1,000 feet of a required common open space area.
 - Requires common open space to be improved. Improvements may include landscaping, hardscape, or usable outdoor amenities.
 - Requires residential lots fronting common open space to provide perimeter trees at one large maturing tree for every 40 feet of lot width. Perimeter trees may be located anywhere within the common open space area.

Article 15: Use Regulations

- Adds a prescribed condition that no more than 25% of lots may have triplexes in N1-A and N1-B zoning districts. This applies to all N1-A and N1-B developments of two acres or more unless developed under the Voluntary Mixed-Income Residential option of Section 4.5.B.

Article 16: General Development Regulations

- Adds an exception to the regulation that every lot shall abut a street and allows buildings in a compact residential development to abut a common open space.

- **Public Plans and Policies**
 - This text amendment is consistent with the policies and vision of the 2040 Comprehensive Plan and supports Goal #2: Neighborhood Diversity and Inclusion and Goal #3: Housing Access for All.
- **TRANSPORTATION SUMMARY**
 - **Charlotte Department of Transportation:** No outstanding issues.

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Not applicable.
- **Charlotte Water:** No outstanding issues.
- **Erosion Control:** No outstanding issues.
- **Long Range Planning:** No outstanding issues.
- **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 comments submitted.
- **Urban Forestry / City Arborist:** No comments submitted.

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planners: Alan Goodwin (704) 432-3418