



Zoning Committee

---

---

**REQUEST**

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.

**PETITIONER**

Charlotte Planning, Design & Development Department

---

**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

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

**To Approve:**

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

- The petition could facilitate the *2040 Comprehensive Plan* goal of encouraging multi-family residential development in Centers Place Types.

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:

- A major document such as the UDO requires adjustments and revisions after adoption to correct minor errors, and add clarity;
- 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;
- The *2040 Comprehensive Plan* 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 the Regional Activity Centers Place Types; and
- 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.

Motion/Second: Winiker / Sealey  
Yeas: Lansdell, Neeley, Russell, Sealey, Welton,  
Whilden, Winiker  
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 the reasoning behind adding multi-family attached and stacked dwellings to Table 15-1, titled "Use Matrix" in the CG and CR districts, when located in a Centers Place Type. Staff responded that if parcels previously zoned B-1 and B-2 were developed with legally conforming uses wanted to redevelop, multi-family attached and stacked dwellings would not be permitted uses in a Centers Place Type. This text amendment would remedy that by adding them as a permitted use, with prescribed conditions.

Commissioner Russell noted that in Table 15-1, only the CG district allows single-family and duplexes, with prescribed conditions. With the text amendment, multi-family attached and stacked will be added. Why are triplexes and quadraplexes not being added? Staff responded that the intent of the old B-1 and B-2 districts was to allow multi-family, at a certain density. The thought was to carry that allowance into the CG and CR districts when they are in a Centers Place Type, allowing residential development in those activity centers.

There was no further discussion of this petition.

## **PLANNER**

Sandra Montgomery (704) 336-5722