



Zoning Committee

REQUEST

Text amendment to the Charlotte Unified Development Ordinance (UDO). This will amend the UDO that was adopted on January 16, 2024.

PETITIONER

Charlotte Planning, Design & Development Department

**ZONING COMMITTEE
ACTION/
STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 6-0 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* based on the information from the staff analysis and the public hearing, and because:

- This petition could facilitate the goals of the Comprehensive Plan and implementation of the Campus Place Type;
- A major document such as the UDO requires adjustments and revisions after adoption to correct minor errors, add clarity, and adjust use permissions and prescribed conditions; and
- The current approach to defining uses in the campus zoning districts has been confusing to users. This text amendment clarifies the uses allowed in these districts, including prescribed conditions when applicable.

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:

- The UDO lacks a campus zoning district to implement office concentrations, especially medical offices and stand-alone offices. Adding a new General Office (OG) district addresses this issue; and
- The proposed text amendment will make the UDO a more user-friendly ordinance and result in better functionality.

Motion/Second: Whilden / Sealey

Yeas: Lansdell, Neeley, Sealey, Welton, Whilden,
Winiker
Nays: None
Absent: Russell
Recused: None

**ZONING COMMITTEE
DISCUSSION**

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

There was no further discussion of this petition.

PLANNER

Sandra Montgomery (704) 336-5722