

REQUEST	Text amendment to the Charlotte Unified Development Ordinance (UDO).
SUMMARY OF PETITION	The purpose of this text amendment is to update the Campus zoning districts to: 1) restructure the use matrix for these districts, adding specific uses for OFC, IC-1, and IC-2; 2) modify the prescribed conditions for certain uses allowed in the Campus zoning districts; and 3) create a new General Office (OG) zoning district.
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 on February 8, 2024. At the noon session, twenty-five individuals were in attendance including two UDO Advisory Committee members. At the 6:00 pm session, five individuals were present, including one UDO Advisory Committee member.

STAFF RECOMMENDATION	<p>Staff recommends approval of this petition.</p> <p><u>Plan Consistency</u> The petition is consistent with the <i>2040 Comprehensive Plan</i>.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> • 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. • 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. • 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. • The proposed text amendment will make the UDO a more user-friendly ordinance and result in better functionality.
---------------------------------	--

PLANNING STAFF REVIEW

- **Background**
 - The UDO was adopted by City Council on August 22, 2022, and became effective on June 1, 2023.
 - A high-level briefing of the proposed text amendment was presented to the Charlotte Mecklenburg Planning Commission at their January 8, 2024 meeting.
 - The proposed text amendment was presented to UDO Advisory Committee (UAC) on January 18, 2024.
 - Two virtual information sessions were held on February 8, 2024.
 - Text amendment adjustments were based on input from the UAC, virtual information sessions, and other UDO users – both internal and external.
- **Proposed Request Details**
The text amendment contains the following provisions:
 - General
 - Corrects punctuation, scrivener’s errors, and page number errors.
 - Updates the titles of sections and subsections.

- Definitions
 - Modifies the definition of “Zoning Districts” by listing General Office (OG) as a new zoning district within the list of “Zoning Districts – Campus”.
 - Modifies the definition of Continuum Care Retirement Community (CCRC).
 - Removes examples of uses in definitions of campus uses (such as Educational Campus) in the campus zoning districts by inserting specific allowed uses into the Use Matrix.
- General Office (OG) Zoning District
 - Adds a new zoning district, General Office (OG) to the UDO.
 - Adds the following standards in the OG zoning district: lot standards, building siting, building height, building articulation, transparency, building design, and required open space.
- Use Matrix
 - Adds use permissions for uses allowed in the OG zoning district.
 - Relocates “Continuum Care Retirement Community (CCRC)” from the category “Campus Uses” to “Residential Uses”.
 - Deletes “Office Campus” from the Use Matrix.
 - Modifies and adds use permissions as follows:
 - **IC-1 & IC-2 Uses**
 - Uses Now Allowed By-Right, “X”
 - Examples of uses include many institutional uses such as adult and childcare facilities, group homes, residential care facilities, educational facilities, art galleries, places of worship, medical and religious campuses, and private recreation clubs.
 - Uses Now Allowed with Prescribed Conditions, “PC”.
 - Examples include many types of residential uses, dormitories, continuum care retirement community, adult and childcare facilities, convention centers, financial institutions, gas stations, hotels/motels, indoor live performance venues, offices, restaurants/bars, retail goods establishments, public health and social service uses, craft industrial, parking lots and structures, and many accessory uses.
 - Uses Now Allowed with a Conditional Zoning and compliance with the Prescribed Conditions, “C/PC”.
 - Stadium, Correctional Facility, and Movie Studio.
 - **OFC Uses**
 - Uses Now Allowed By-Right, “X”
 - Examples include convention centers, financial institutions, hotels/motels, offices, personal service establishments, institutional uses such as educational facilities, healthcare institution, parking lots and structures, and private recreation clubs.
 - Uses Now Allowed with Prescribed Conditions “PC”
 - Examples include commercial kitchens, funeral homes, restaurants/bars, retail goods establishments, adult and childcare facilities, light assembly, craft industrial, and many accessory uses.
 - **OG Uses**
 - Uses Now Allowed By-Right, “X”
 - Examples include financial institutions, hotels/motels, lodges/meeting halls, offices, personal service establishments, enclosed vehicle rental, community and cultural centers, educational facilities, government facilities/offices, places of worship, healthcare institution, social service facility, parking lots and structures, and private recreation clubs.
 - Uses Now Allowed with Prescribed Conditions “PC”
 - Examples include funeral homes, restaurants/bars, retail goods establishments, adult and childcare facilities, public parks, infrastructure uses, many temporary uses, outdoor entertainment, outdoor sales and display, and outdoor seating/activity area.
 - **RC Uses**
 - Uses Now Allowed By-Right, “X”
 - Private recreation clubs
 - Use Now Allowed with Prescribed Conditions “PC”
 - Continuum Care Retirement Community
 - **IMU, NC, CAC-1, CAC-2, RAC, UC, UE, TOD-UC, TOD-NC, TOD-CC, and TOD-TR Uses**
 - Use Now Allowed By-Right, “X”
 - Continuum Care Retirement Community (CCRC)
 - **N2-B & N2-C Uses**
 - Uses Now Allowed with Prescribed Conditions “PC”

- Continuum Care Retirement Community
- Principal Uses – Prescribed Conditions
 - Adds one or more prescribed condition(s) when the use is located in the IC-1 or IC-2 zoning district for the following uses: addiction treatment center, alternative correction facility, arts or fitness studio, broadcasting facility – no antennae, broadcasting facility – with antennae, cemetery, children’s home, convention center, correctional facility, dormitory, drug treatment, dwelling – duplex, dwelling – multi-family attached, dwelling – multi-family stacked, dwelling, quadraplex, dwelling – single family, dwelling – triplex, clinic, farm, financial institution, food pantry, gas station, halfway house, healthcare institution, homeless shelter, hotel/motel, industrial – craft, industrial design, live performance venue – indoor, lodge/meeting hall, medical/dental office, multi-dwelling development, office, parking lot, parking structure, personal service establishment, public works facility, reception facility, research and development, restaurant/bar, retail goods establishment, social service facility, specialty food service, stadium, utility (including transmission and distribution), and vehicle operations facility.
 - Removes all prescribed condition(s) for medical campus, office campus, and religious campus.
 - Adds the OFC zoning district to the list of districts where outdoor overnight parking and storage of vehicles such as food trucks and trailers associated with a commercial kitchen are prohibited.
- Accessory Uses – Prescribed Conditions
 - Adds one new prescribed condition(s) to the following uses when located in the IC-1 or IC-2 zoning district: accessory shelter, childcare center accessory to employment, helistop, outdoor entertainment, outdoor sales and display, and outdoor seating/activity area.
- Other Provisions
 - Updates many tables and matrices with the OG zoning district.
 - Removes vehicle and bicycle parking requirements for all Campus uses (such as Educational Campus), as the required vehicle and bicycle parking will be determined by total required parking for all individual uses on a campus.
 - Allows surface parking and parking structure options in the OG district.
 - Modifies the regulations pertaining to the relocation of curb and gutter by adding the OG zoning district to the list of districts where exceptions may apply.
- **Public Plans and Policies**
 - The text amendment builds upon the vision and goals in the *2040 Comprehensive Plan*, refining the UDO regulations and uses to provide better functionality.
 - This text amendment implements the Campus Place Type.
- **TRANSPORTATION SUMMARY**
 - **Charlotte Department of Transportation:** No outstanding issues.

DEPARTMENT COMMENTS

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

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org

Planner: Sandra Montgomery (704) 336-5722