

## Petition 2024-174 by Charlotte Planning, Design, and Development

### 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.

### To Deny:

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;
- 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;

However, we find this petition to not be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

- (To be explained by the Zoning Committee)