



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2025-047

June 3, 2025

REQUEST

Text amendment to the Charlotte Unified Development Ordinance (UDO). This will amend the UDO that was adopted on February 17, 2025.

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:

- The petition could facilitate the goals of the *2040 Comprehensive Plan*.

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 documentsuch as the UDO requires updates, adjustments, and revisions after adoption to address trends and best practices, add clarity, adjust use permissions and prescribed conditions, and correct minor errors.
- The proposed text amendment will make the UDO a more user-friendly ordinance and result in better functionality.

Motion/Second: Shaw / Sealey

Yeas: Blumenthal, McDonald, Neeley, Sealey, Shaw, Stuart

Nays: None

Absent: Winiker

Recused: None

**ZONING COMMITTEE
DISCUSSION**

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

Chairperson Blumenthal asked staff to clarify the proposed office conversion language in the text amendment to verify that

existing current vacant office buildings would be permitted to convert to a residential use from an existing office use. Chairperson Blumenthal also asked staff about permitting new residential uses / construction within the OFC Zoning District. Staff noted what is currently allowed in the ordinance in regard to new residential uses.

There was no further discussion of this petition.

Kevin May (704) 336-7811

PLANNER