

Petition 2023-093 by Charlotte Planning, Design & Development

To Approve:

This petition is found to be **consistent** with the *2040 Comprehensive Plan* (2021) 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, add clarity, and adjust use permissions and prescribed conditions.

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:

- Without this text amendment single-family and duplex dwellings legally existing prior to June 1, 2023 in the office and business legacy zoning districts, after being translated to the CG (General Commercial) and OFC (Office Flex Campus) zoning districts, become non-conforming uses since residential uses are not allowed; and
- This text amendment corrects this issue by allowing these uses with prescribed conditions in the CG and OFC zoning districts and allowing future modifications to these dwellings.

To Deny:

This petition is found to be **consistent** with the *2040 Comprehensive Plan* (2021) 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, add clarity, and adjust use permissions and prescribed conditions.

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)

Motion:

Approve or Deny

Maker:

2ND:

Vote:

Dissenting:

Recused: