



Planning Committee Recommendation

Unified Development Ordinance

July 19, 2022

REQUEST

Unified Development Ordinance (UDO) adoption by City Council

PETITIONER

Charlotte Planning, Design, & Development

**PLANNING
COMMITTEE
ACTION/
STATEMENT
OF
CONSISTENCY**

The Planning Committee voted 7-0 to recommend APPROVAL of the UDO Public Hearing Draft with the staff recommended changes since the public hearing, the consistency statement, and the following modification to the UDO use matrix:

- Require a conditional zoning with prescribed conditions (C/PC) rather than allowing them by-right, with prescribed conditions (PC) for gas stations located in the ML-1, ML-2, IMU, NC, CG, CR, CAC-1, CAC-2, and TOD-TR zoning districts; for major vehicle repair facilities located in the ML-1 and ML-2 zoning districts; and for minor vehicle repair facilities located in the ML-1, CG, CR, IMU, NC, CAC-1, CAC-2, and TOD-TR zoning districts.

To Approve:

The City of Charlotte Unified Development Ordinance (UDO) is found to be consistent with the *Charlotte Future 2040 Comprehensive Plan* and builds from other City policies including the *Strategic Mobility Plan* and the *Strategic Energy Action Plan*, and complements the *Tree Canopy Action Plan*, based on the information from the public hearing, and because:

- The UDO incorporates the best of the City's existing development standards with contemporary best practices into a new set of regulations consistent with the *Charlotte Future 2040 Comprehensive Plan*;
- The UDO includes new zoning districts and standards based on the Place Types included in the *Comprehensive Plan*; and
- The UDO includes standards designed to implement the *Comprehensive Plan* and other City policies for streets and transportation, trees, and stormwater.

Therefore, we find this ordinance to be reasonable and in the public interest, based on the information from the public hearing, and because:

- The UDO is a city-wide effort to consolidate and update eight areas of development-related ordinances and regulations into one document that will guide the City's growth and development;
- The UDO makes Charlotte's development regulations more user-friendly by simplifying language and increasing the use of graphics and tables; and
- The UDO enhances the base standards for by-right development; and
- The UDO provides greater predictability in the development process.

Motion/Second:

Spencer/ Blumenthal

Yeas:

Blumenthal, Ham, McMillan, Samuel, Sealey, Spencer, and Welton

Nays:

None

Absent:

None

Recused:

None

PLANNING COMMITTEE DISCUSSION

Staff provided a summary of the Unified Development Ordinance and noted that it is consistent with the *Charlotte Future 2040 Comprehensive Plan* and builds from other City policies including the *Strategic Mobility Plan* and the *Strategic Energy Action Plan*, and complements the *Tree Canopy Action Plan*.

A motion was made and seconded to recommend approval of the UDO with the following modification of the UDO use matrix: Require a conditional zoning with prescribed conditions (C/PC) rather than allowing them by-right, with prescribed conditions (PC) for gas stations located in the ML-1, ML-2, IMU, NC, CG, CR, CAC-1, CAC-2, and TOD-TR zoning districts; for major vehicle repair facilities located in the ML-1 and ML-2 zoning districts; and for minor vehicle repair facilities located in the ML-1, CG, CR, IMU, NC, CAC-1, CAC-2, and TOD-TR zoning districts.

There was no further discussion of this petition.

PLANNER

Sandra Montgomery (704) 336-5722