

Petition 2023-106 by Charlotte Planning, Design & Development Department

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 *2040 Comprehensive Plan* goal of encouraging multi-family residential development in Centers Place Types.

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 document such as the UDO requires adjustments and revisions after adoption to correct minor errors, and add clarity;
- The UDO does not currently allow multi-family uses on parcels translated to a UDO commercial zoning district (CG and CR) even when a site is located in a Centers Place Type;
- The *2040 Comprehensive Plan* encourages multi-family residential development in a pedestrian-oriented environment through a mix of commercial, residential, and civic uses in the Neighborhood Center, Community Activity Center, and the Regional Activity Centers Place Types; and
- This text amendment corrects this issue by allowing multi-family uses with prescribed conditions in the CG and CR zoning districts if the property is located within a Centers Place Type per the adopted Policy Map.

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:

- The petition could facilitate the *2040 Comprehensive Plan* goal of encouraging multi-family residential development in Centers Place Types;
- A major document such as the UDO requires adjustments and revisions after adoption to correct minor errors, and add clarity;
- The UDO does not currently allow multi-family uses on parcels translated to a UDO commercial zoning district (CG and CR) even when a site is located in a Centers Place Type;
- The *2040 Comprehensive Plan* encourages multi-family residential development in a pedestrian-oriented environment through a mix of commercial, residential, and civic uses in the Neighborhood Center, Community Activity Center, and the Regional Activity Centers Place Types; and
- This text amendment corrects this issue by allowing multi-family uses with prescribed conditions in the CG and CR zoning districts if the property is located within a Centers Place Type per the adopted Policy Map.

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: