



## Zoning Committee

---

---

### REQUEST

Text amendment to the Charlotte Unified Development Ordinance (UDO). This will amend the UDO that was adopted on August 22, 2022 and last amended on June 17, 2024.

### PETITIONER

Charlotte Planning, Design & Development Department

---

### ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 5-1 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:

- The petition supports the following goals of the 2040 Comprehensive Plan:
  - o Goal #2: Neighborhood Diversity and Inclusion
  - o Goal #3: Housing Access for All
- The text amendment will require usable common open space and includes design standards for such open space.
- The amendment allows reduced lot sizes and setbacks consistent with current housing demand.
- The amendment includes a perimeter landscape yard requirement to provide a transition between the compact residential development and adjacent N1 Place Type.

Motion/Second: Sealey / Neeley  
Yeas: Blumenthal, Neeley, Sealey, Welton, Whilden,  
Nays: Russell  
Absent: Lansdell, Winiker  
Recused: None

**ZONING COMMITTEE  
DISCUSSION**

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

Commissioner Russell asked how many acres the text amendment would apply to. Also, Commissioner Russell asked about common open space and whether it was public.

Commissioner Welton asked whether the text amendment allowed aggregation of parcels on arterials.

Commissioner Welton stated he would have preferred that all housing supply text amendments be presented together. He encouraged committee members to make suggestions on what could be included in future text amendments to support increasing housing supply.

Commissioner Sealy inquired about whether the 25% limit on triplexes could be increased. Planning Director Craig indicated staff may consider this in a future amendment in certain circumstances.

There was no further discussion of this petition.

**MINORITY OPINION**

Commissioner Russell expressed concern about the limitation on triplexes in N1-A and N1-B because of its affect on housing supply and diversity. He is also concerned about the limited amount of land the compact residential development option could be used on.

**PLANNER**

Alan Goodwin (704) 432-3418