



Legislation Details (With Text)

File #:	15-22969	Version:	1	Name:	
Type:	Zoning Decision	Status:		Agenda Ready	
File created:	6/12/2024	In control:		City Council Business Meeting	
On agenda:	6/24/2024	Final action:			
Title:	Compact Residential Development Text Amendment				
Attachments:	1. Zoning Committee Recommendation, 2. Final Staff Analysis, 3. Text Amendment				

Date	Ver.	Action By	Action	Result
6/24/2024	1	City Council Business Meeting	Approve	Pass

Compact Residential Development Text Amendment

Action:

Render a decision on Petition 2024-067 to amend the Unified Development Ordinance.

Staff Resource(s):

Alyson Craig, Planning, Design and Development
Dave Pettine, Planning, Design and Development

Explanation

- The public hearing on this amendment to the UDO was held on June 17, 2024.
- The purpose of the amendment is to add a new Compact Residential Development option to the Neighborhood 1 Zoning Districts.
- The Compact Residential Development option will allow smaller lot sizes and setbacks while requiring more usable common open space.
- The amendment also limits triplexes to no more than 25% of lots in developments over two acres in the N-1A and N-1B Zoning Districts, except when developed under the Voluntary Mixed-Income Residential option.
- The Zoning Committee met on June 20, 2024 to make a recommendation on this petition.
- The Zoning Committee found the proposed text amendment to be consistent with the *Charlotte Future 2040 Comprehensive Plan*. Therefore, the petition was found to be reasonable and in the public interest based on the staff analysis and the public hearing.
- The Zoning Committee voted 5-1 to recommend APPROVAL of this text amendment.
- Staff agrees with the recommendation of the Zoning Committee.

Attachment(s)

Zoning Committee Recommendation
Final Staff Analysis
Text Amendment