



Legislation Details (With Text)

<b>File #:</b>	15-22969	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	Zoning Decision	<b>Status:</b>		Agenda Ready	
<b>File created:</b>	6/12/2024	<b>In control:</b>		City Council Business Meeting	
<b>On agenda:</b>	6/24/2024	<b>Final action:</b>			
<b>Title:</b>	Compact Residential Development Text Amendment				
<b>Attachments:</b>	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