

**ZONING COMMITTEE
RECOMMENDATION
March 26, 2008**

Rezoning Petition No. 2008-061

- Petitioner:** Charlotte-Mecklenburg Planning Commission
- Request:** Text Amendment to modify the regulations to make institutional uses more compatible with residential neighborhoods.
- Action:** The Zoning Committee voted unanimously to recommend **APPROVAL** this petition.
- Vote:**
- | | |
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| Yeas: | Howard, Lipton, Loflin, Randolph, Rosenburgh, and Sheild |
| Nays: | None |
| Absent: | Johnson |

Summary of Petition

This proposed text amendment would make the following modifications:

- The definitions of elementary and secondary schools will be modified to include kindergarten (where students are 4 or more years of age) and require that to be classified as an elementary/secondary school, it must be licensed by the state of North Carolina.
- A courtesy notification will be sent to adjacent and abutting property owners when a change of use permit or a commercial building permit has been issued for a structure previously used as a residence so that neighbors may be aware of the upcoming institutional use changes. This will not provide an opportunity for public input; it is merely a courtesy notice.
- Religious institutions have been redefined as small (up to 400 seats), medium (401-750 seats), and large (751+ seats).
- The maximum floor area ratio (FAR) for small and medium size religious institutions located on collector streets has been changed from .5 to .25. When located on a minor or major thoroughfare, the FAR will remain at .5.
- Large religious institutions can only locate on a minor or major thoroughfare.
- Accessory uses must be subordinate in area, extent, and purpose, to the principal use.
- The Use Table has been modified to include all three sizes of religious institutions.

Zoning Committee Discussion/Rationale

Mr. Tom Drake summarized the stakeholder process and the resulting text amendment, and noted that staff recommends approval.

Statement of Consistency

Upon a motion made by Commissioner Lipton and seconded by Commissioner Rosenburgh the Zoning Committee unanimously found this petition to be consistent with adopted plans and policies and to be reasonable and in the public interest.

Vote

Upon a motion made by Commissioner Loflin and seconded by Commissioner Rosenburgh, the Zoning Committee voted unanimously to recommend APPROVAL of this text amendment.

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.