

REQUEST	Text Amendment to Section 9.605 of the Zoning Ordinance
SUMMARY OF PETITION	The text amendment proposes to modify the setbacks in the RE-1 and RE-2 zoning districts.
PETITIONER AGENT/REPRESENTATIVE	University City Partners Tobe Holmes, University City Partners
COMMUNITY MEETING	Meeting is not required.

STAFF RECOMMENDATION	<p>Staff recommends approval of this petition.</p> <p><u>Plan Consistency</u> The petition is consistent with the <i>University Research Park Area Plan</i> and <i>the University City Area Plan</i> to support growth and reinvestment for a more sustainable community and development pattern, and to create an urban environment, building on the synergy of public infrastructure investments.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> • Reducing setbacks significantly to one standard setback will create a more attractive streetscape. • Buildings closer to the street will activate the public realm. • A standard minimum setback will create a more interesting urban walking experience for pedestrians.
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PLANNING STAFF REVIEW

- **Background**
 - Currently, the setbacks in RE-1 and RE-2 range from a minimum of 150’ to 40’, based upon the lot sizes.
- **Proposed Request Details**
The text amendment contains the following provisions:
 - Modifies the varying setbacks based on lot sizes from a minimum of 150’, 100’, 125’ and 40’ to a standard minimum of 40’, creating a more urban environment.
- **Public Plans and Policies**
 - The *University Research Park Area Plan* provides policy guidance supportive of a more sustainable development pattern and community.
 - The *University City Area Plan* provides policy guidance supportive of a more urban environment, higher intensity uses, and activation of the public realm.
- **TRANSPORTATION SUMMARY**
 - **Transportation Considerations**
 - No comments submitted.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.

- **Charlotte Fire Department:** No outstanding issues.
 - **Charlotte-Mecklenburg Schools:** Not applicable
 - **Charlotte Water:** No comments submitted.
 - **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** No comments submitted.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** No comments submitted.
 - **Urban Forestry:** No comments submitted.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No comments submitted.
 - **Mecklenburg County Parks and Recreation Department:** No comments submitted.
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See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

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