



Zoning Committee

REQUEST

Text Amendment to Sections 2.201, 10.802, 15.1.2, 15.1.2A, 15.1.3, 15.1.5, 15.1.7, 15.2.1, 15.2.2, 15.3.1, 15.3.2, 15.3.3, 15.4.2, 15.4.3, 15.4.4, 15.4.5, 15.4.10, 15.5.4, 15.5.5, 15.5.6, 15.6.3, 15.6.4, 15.6.5, 15.6.6, 15.6.7, 15.8.4, 15.8.5, 15.9, 15.11.2, 15.13.2, Table of Contents, Table 15.1, Table 15.2, Table 15.3, Table 15.5, and Table 15.8 of the Zoning Ordinance

**SUMMARY OF
PETITION**

The petition proposes to:

1. Modify the Transit Oriented Development (TOD) requirements.
2. Update, add and delete definitions and graphics.
3. Modify the PED applicability section.

PETITIONER

Charlotte Planning, Design & Development

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 6-1 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be consistent with the with City Council adopted transit station area plans along the LYNX Blue Line and LYNX Blue Line Extension, based on the information from the staff analysis and the public hearing and because:

- The plans call for development of moderate to high-intensity, compact, mixed-use urban neighborhoods near transit stations.

Therefore, we find this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because the text amendment:

- Provides clarity, greater flexibility and consistency between sections.
- Adds missing standards.
- Revises administrative authority and refines the voluntary development bonus point system.
- Addresses unintended consequences.
- Corrects inaccuracies and updates section references.
- Updates, adds, and deletes graphics and definitions.

Motion/Second: Kelly/Gussman

Yeas: Gussman, Ham, Kelly, Nwasike, Spencer, and
Watkins

Nays: Wiggins
Absent: None
Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is consistent with the adopted transit station area plans.

A Zoning Committee member stated that no staircases should be allowed on the front of residential units, because it is not ADA compliant, and this should be removed. The text amendment allows staircases to be used as a way to vary the front façade.

Another Committee member asked why the Bonus Structure changes were made. Staff responded that the changes were not driven by developers, but rather staff efforts to further refine the bonus points/items. There was no objective way to earn the bonus points/items and administer a program. Staff will continue to work through this for better standards for the transportation improvements in particular.

Another question was raised to clarify what Administrative Authority revisions were made. Staff responded that in some places where the CDOT or CATS Director was referenced, in conjunction with the Planning Director, the order was reversed. In other cases, the Alternative Compliance section authority was modified from where submittals were made. Now, the text amendment requires submissions to the staff liaison rather than the Planning Director.

There was no further discussion of this petition.

MINORITY OPINION

Staircases should not be permitted on the front façade of residential units as a façade variation. Staircases are not compliant to ADA standards.

PLANNER

Sandra Montgomery (704) 336-5722