

**ZONING ORDINANCE
TEXT AMENDMENT APPLICATION**

CITY OF CHARLOTTE

Petition #:	<u>2000-109</u>
Date Filed:	<u>6-14-00</u>
Received By:	<u>MS</u>
<i>Office Use Only</i>	

Section #: Various sections of CHAPTER 6: AMENDMENTS, PART 2: SPECIAL PROVISIONS FOR CONDITIONAL REZONINGS; CHAPTER 11: CONDITIONAL DISTRICTS; and any miscellaneous sections referencing conditional zoning.

(Title)

Purpose of Change:

To adopt a text amendment that would permit the rezoning applicant to choose one of two approval process options for rezoning to conditional districts or conditional use districts.

The two options are:

1. A revised legislative rezoning approval process by the City Council.

OR

2. A 2-step approval process for conditional use district zoning.

The first step is a legislative rezoning by the City Council to a conditional use district.

The second step is a quasi-judicial hearing to determine if a conditional use permit authorizing specific uses and attaching conditions can be approved. The amendment authorizes a Conditional Use Permit Board, comprised of members from the Planning Commission to conduct a quasi-judicial hearing to determine if the applicant has demonstrated through substantial, material, and competent evidence that standards have been met. The Board must make findings of fact and conclusions of law to support the Board's decision to deny or to approve the issuance of a conditional use district permit.

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