

ZONING ORDINANCE
TEXT AMENDMENT APPLICATION

CITY OF CHARLOTTE

Petition #:	<u>2003-18</u>
Date Filed:	<u>11-22-02</u>
Received By:	<u>SSS</u>

Section #: **9.205(1) Footnote 1 and 2, and by adding a new Footnote 7 - Development Standards for Single Family**
Development

(Title)

Purpose of Change:

The purpose of this proposed text amendment is to implement the recommendations of the 2005 Plan, the 2015 Plan, various district, small area, and corridor plans, and recommendations of other documents such as the Affordable Housing Report and the Draft General development Policies that call for the base density in the community to be established at 4 dwelling units per acre. In the last 3 years, almost 40 zoning cases have been processed just so property owners could be allowed to develop in accordance with this adopted public policy. This amendment is appropriate for approval at this time for a number of reasons.

1. It is supported by a host of existing policies.
2. It will provide increased density in the urban core of this region.
3. It will better support the transit rider ship.
4. The rate of land consumption is reduced by 33% to house the same number of people.
5. Housing can be built more affordably because of the time and cost savings of by right development.
6. It will provide a better stock of workforce housing.
7. Staff will be freed up to work on important issues rather than on R-3 to R-4 rezoning petitions.
8. City Council will be freed up to work on important issues rather than on R-3 to R-4 rezoning petitions with all the meetings and phone calls they receive.
9. It will eliminate the negative effect caused by NIMBYism in our community currently encountered in R-3 to R-4 rezoning petitions.
10. The Planning Staff routinely supports rezoning petitions to change property from 3 to 4 dwellings per acre.

This text amendment will not rezone any property, nor will it result in every new development being constructed at 4 dwelling units per acre. Local market conditions, existing development patterns, and the availability of other support services are all factors in the determination of appropriate density. This amendment only creates the ability to develop at a density of 4 dwellings per acre without the need to prosecute a rezoning petition. Limiting development only to previously unsubdivided property protects the integrity of existing communities and the 5 acre minimum is consistent with other ordinance provisions that apply to small subdivisions.

Bill Daleure, Chairman, Land Use Committee
Name of Agent

135 Scaleybark Rd., Charlotte, NC 28209
Agent's Address

704-529-5233
Telephone Number

William Daleure
Signature of Agent

Chamber of Commerce LUC c/o Brian Schick
Name of Petitioner(s)

PO Box 32785, Charlotte, NC 28232-2785
Address of Petitioner(s)

704-578-1332
Telephone Number

Brian P. Schick
Signature