



City of CHARLOTTE

MEMORANDUM

TO: Mayor Lewis and City Council Members

FROM: Gregg Guetschow, City Manager

SUBJECT: Zoning Ordinance Amendment

DATE: August 10, 2018

Several ordinance amendments were adopted in 2016 in order to facilitate the construction of the Edmund Senior Apartments. One of the amendments permitted multiple-family dwellings in the Central Business District as a conditional use. Among the conditions established was a requirement that the site be not less than two acres in size.

The original site plan for Edmund Senior Apartments met this standard. As the project proceeded through the site plan approval process, a portion of the original site was deeded to the adjacent church to be used for parking. This resulted in a site that is now about thirty square feet less than two acres. The developers addressed this temporarily by obtaining an easement for a small amount of additional land.

The developers have asked that the City amend the ordinance provision to reduce the minimum site size for developments of this nature. Such a change would not affect the current development as it must conform to the site plan already approved. It will address a potential problem in the future should there be a need for refinancing or when the property is sold.

To that end, staff is proposing an amendment to the zoning ordinance that would reduce the size of sites for such developments from two acres to one and three-quarters acres.