

REQUEST	Text amendment to Section 9.903, "Uptown Mixed Use District; uses permitted under prescribed conditions" of the Zoning Ordinance.
SUMMARY OF PETITION	This petition proposes to allow special event off-street parking or non-construction staging as a principal use in the uptown mixed use district, with prescribed conditions.
Petitioner Agent/Representative	Charlotte-Mecklenburg Planning Commission Charlotte-Mecklenburg Planning Department
Community Meeting	Meeting is not required.

ZONING COMMITTEE ACTION	The Zoning Committee voted unanimously to recommend APPROVAL of this petition.
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VOTE	<table border="0"> <tr> <td>Motion/Second:</td> <td>Griffith/Allen</td> </tr> <tr> <td>Yeas:</td> <td>Allen, Dodson, Griffith, Randolph, Simmons, and Walker</td> </tr> <tr> <td>Nays:</td> <td>None</td> </tr> <tr> <td>Absent:</td> <td>Rosenburgh</td> </tr> <tr> <td>Recused:</td> <td>None</td> </tr> </table>	Motion/Second:	Griffith/Allen	Yeas:	Allen, Dodson, Griffith, Randolph, Simmons, and Walker	Nays:	None	Absent:	Rosenburgh	Recused:	None
Motion/Second:	Griffith/Allen										
Yeas:	Allen, Dodson, Griffith, Randolph, Simmons, and Walker										
Nays:	None										
Absent:	Rosenburgh										
Recused:	None										
ZONING COMMITTEE DISCUSSION	Staff reviewed the text amendment and noted that the petition is appropriate for approval. A Commissioner asked if a permit would be required, and staff confirmed that a permit is required. There were no further questions.										
STATEMENT OF CONSISTENCY	This petition is found to be consistent with adopted policies and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Griffith seconded by Commissioner Allen).										
STAFF OPINION	Staff agrees with the recommendation of the Zoning Committee.										

FINAL STAFF ANALYSIS

(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

- **Proposed Request Details**
The text amendment contains the following provisions:
 - Adds special event off-street parking or non-construction staging as an allowed principal use in the uptown mixed use district, with prescribed conditions:
 - Requires the use to be at least 200 feet from any residential land use or residential zoning district.
 - Restricts the number of special event off-street parking or non-construction staging to no more than one special event of seven days or less in duration per calendar year per parcel or lot.
 - Restricts commercial parking.
 - Exempts the use from having to meet sidewalk, buffering and/or screening requirements.
- **Public Plans and Policies**
 - This petition is consistent with adopted policies.

- **STAFF RECOMMENDATION (Updated)**
 - Staff agrees with the recommendation of the Zoning Committee.
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PUBLIC INFRASTRUCTURE UPDATES (see full department reports online)

- **CDOT:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **CATS:** No comments received
 - **Connectivity:** No issues.
 - **Neighborhood and Business Services:** No comments received.
 - **Schools:** CMS does not comment on text amendments.
 - **Park and Recreation:** No comments received.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Storm Water:** No issues.
 - **LUESA:** No issues.
 - **Site Design:** There is no site plan associated with this petition.
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OUTSTANDING ISSUES

- No issues.
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Attachments Online at www.rezoning.org

- Application Form
- CDOT Review
- LUESA Review
- Pre-Hearing Staff Analysis
- Storm Water Review

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