
REQUEST	Text amendment to Sections 9.205, 9.305, and 12.212 of the Zoning Ordinance
SUMMARY OF PETITION	This petition proposes to: 1) add new regulations that exempt parking decks constructed as an accessory use to an institutional use from the floor area ratio standards, when located in single family and multi-family districts, provided certain standards are met; 2) reorganize Section 12.212, Parking Deck Standards, for clarity; and, 3) update the tree spacing standards to align with the Tree Ordinance standards.
STAFF RECOMMENDATION	Staff recommends approval of this petition. The petition is consistent with adopted policies.
Petitioner Agent/Representative	Charlotte-Mecklenburg Planning Commission Charlotte-Mecklenburg Planning Department
Community Meeting	Meeting is not required.

PLANNING STAFF REVIEW

- **Proposed Request Details**

The text amendment contains the following provisions:

- Exempts parking decks constructed as an accessory use to an institutional use from the floor area ratio standards, when located in single family and multi-family districts, provided the following standards are met:
 - The parking deck has a minimum setback of 50 feet, measured from the edge of the public right-of-way.
 - A minimum 9-foot clearance is maintained on the first floor and any floor with disabled parking spaces.
 - A minimum 7-foot clearance is maintained throughout the remainder of the parking deck.
 - A minimum 25-foot landscaped area is provided between the street façade of the parking deck and the sidewalk, consisting of trees and evergreen shrubs.
 - A minimum 5-foot sidewalk is provided.
 - A minimum 6-foot planting strip is provided between the sidewalk and the street.
 - In addition, one of the following two sets of additional standards must be met in order for the parking deck to be exempt from the floor area ratio standards:
 - Set A:
 - Any required buffer shall be a minimum of 50 feet wide or greater.
 - vehicles parked on all levels of the parking deck are screened from the street and from adjacent residentially zoned and/or used properties with decorative elements such as grillwork or louvers.
 - The façade of the deck adjacent to the street right-of-way or residentially used and/or zoned properties is designed with a pedestrian scale through the use of articulated precast concrete panels, decorative elements, or a variety of building materials such as brick or stone.
 - Set B:
 - The parking deck is located at least 400 feet from the edge of the public right-of-way and from any vacant or residentially used property located in a single family or multi-family district, OR the parking deck is obscured from view from the public right-of-way and any adjacent vacant or residentially used property located in a single family or multi-family district by existing buildings and/or mature vegetation.
- Reorganizes Section 12.212 for clarity.
- Updates the tree spacing requirements to align with Tree Ordinance spacing requirements for large and small maturing trees.

- **Public Plans and Policies**
 - This petition is consistent with adopted policies.
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PUBLIC INFRASTRUCTURE (see full department reports online)

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

- **Storm Water:** No issues.
 - **LUESA:** No comments received.
 - **Urban Forestry:** No issues.
 - **Site Design:** There is no site plan associated with this text amendment.
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OUTSTANDING ISSUES

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

- Application
- CATS Review
- Engineering and Property Management Review
- Charlotte Fire Department Review
- Neighborhood and Business Services Review
- Storm Water Review
- Urban Forestry Review

Planner: Sandra Montgomery (704) 336-5722