

REQUEST	Text amendment to Section 12.202 of the Zoning Ordinance
SUMMARY OF PETITION	The petition proposes to reduce the minimum number of vehicular parking spaces required for motion picture theatres.
PETITIONER AGENT/REPRESENTATIVE	Charlotte-Mecklenburg Planning Department Charlotte-Mecklenburg Planning Department
COMMUNITY MEETING	Meeting is not required.
STATEMENT OF CONSISTENCY	This petition is found to be consistent with adopted policies and to be reasonable and in the public interest, by an unanimous vote of the Zoning Committee (motion by Commissioner Griffith seconded by Commissioner Zoutewelle).

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>Dodson/Griffith</td> </tr> <tr> <td>Yeas:</td> <td>Dodson, Griffith, Firestone, Phipps, Rosenburgh and Zoutewelle</td> </tr> <tr> <td>Nays:</td> <td>None</td> </tr> <tr> <td>Absent:</td> <td>Allen</td> </tr> <tr> <td>Recused:</td> <td>None</td> </tr> </table>	Motion/Second:	Dodson/Griffith	Yeas:	Dodson, Griffith, Firestone, Phipps, Rosenburgh and Zoutewelle	Nays:	None	Absent:	Allen	Recused:	None
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Yeas:	Dodson, Griffith, Firestone, Phipps, Rosenburgh and Zoutewelle										
Nays:	None										
Absent:	Allen										
Recused:	None										
ZONING COMMITTEE DISCUSSION	<p>Staff presented a brief overview of the text amendment, and noted that staff surveyed other cities of similar size and found that this reduction aligns the parking ratio with those used in other similar size communities.</p> <p>A Commissioner asked about the impact of this amendment on existing theatres. Staff responded that existing movie theatres would not be impacted with this amendment. It would apply to new theatres or to theatres being renovated/expanded after the text amendment was adopted.</p> <p>A Commissioner commented on the need to increase the level of activity in Uptown Charlotte and asked about the provision of movie theatre parking in Uptown Charlotte. Staff noted that parking in the UMUD or MUDD zoning districts is based on the square footage of the use, with no vehicular parking required for uses with less than 20,000 square feet of area.</p> <p>Additional comments were made by Commissioners about the value of reducing parking spaces for movie theatre use.</p>										
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

- **Background**
 - This text amendment aligns the parking ratio for motion picture theatres with those used by other similar size cities, and clarifies and resolves past text amendment concerns.
 - Motion picture theatres currently require a minimum of one vehicular parking space per three seats, in the B-2 and I-1 zoning districts where they are permitted. Theatres in the MUDD, CC, and RE-3 zoning districts have different parking standards based on square footage of the use that are not impacted with this text amendment.
 - **Proposed Request Details**
 - The text amendment contains the following provisions:
 - Modifies the minimum number of vehicular parking spaces from one space per three seats to one space per five seats for motion picture theatres in the B-2 and I-1 zoning districts.
 - **Public Plans and Policies**
 - The petition is consistent with adopted policies.
 - **Staff Recommendation (Updated)**
 - Staff agrees with the recommendation of the Zoning Committee.
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DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Charlotte Department of Transportation:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** Not applicable.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **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
- Pre-Hearing Staff Analysis

- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Charlotte Department of Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Storm Water Services Review
- Mecklenburg County Land Use and Environmental Services Agency Review

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