

<b>REQUEST</b>	Text amendment to Section 9.907 of the Zoning Ordinance
<b>SUMMARY OF PETITION</b>	The petition proposes to allow parking lot reconfiguration in the UMUD (uptown mixed use) zoning district under limited circumstances.
<b>PETITIONER AGENT/REPRESENTATIVE</b>	Charlotte-Mecklenburg Planning Department Charlotte-Mecklenburg Planning Department
<b>COMMUNITY MEETING</b>	Meeting is not required.
<b>STATEMENT OF CONSISTENCY</b>	<p>This petition is found to be consistent with the <i>Centers, Corridors and Wedges Growth Framework</i>, based on information from the staff analysis and the public hearing, and because it:</p> <ul style="list-style-type: none"> <li>• Creates a vibrant economy.</li> </ul> <p>Therefore, this petition is reasonable and in the public interest based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> <li>• Parking lot reconfiguration that doesn't increase the size or number of parking spaces by more than five percent and that meets ordinance requirements and benefits property owners should be allowed;</li> </ul> <p>By a 6-0 vote of the Zoning Committee (motion by Commissioner Eschert/seconded by Commissioner Nelson).</p>

<b>ZONING COMMITTEE ACTION</b>	The Zoning Committee voted 6-0 to recommend <b>APPROVAL</b> of this petition.
--------------------------------	---

<b>VOTE</b>	Motion/Second: Eschert/Nelson
	Yeas: Dodson, Eschert, Labovitz, Nelson, Ryan and Sullivan
	Nays: None
	Absent: Walker
	Recused: None

<b>ZONING COMMITTEE DISCUSSION</b>	<p>Staff provided a summary of the text amendment. A question was asked about why this text amendment only applied to the UMUD zoning district and didn't include other districts. Staff replied that redevelopment of existing sites in Uptown are occurring where developers can design a better product if a land swap of equal size can be made, resulting in a better shaped site. Staff is not aware that other districts have been experiencing this problem.</p> <p>There were no further questions.</p>
------------------------------------	--

<b>STAFF OPINION</b>	Staff agrees with the recommendation of the Zoning Committee.
----------------------	---

**FINAL STAFF ANALYSIS**  
(Pre-Hearing Analysis online at [www.rezoning.org](http://www.rezoning.org))

**PLANNING STAFF REVIEW**

- **Proposed Request Details**  
The text amendment contains the following provisions:
  - Allows existing parking lot reconfiguration by expanding the parking area onto abutting property and eliminating an equal area of existing parking in the UMUD (uptown mixed use) district if the following standards are met:

- Any parking lot reconfiguration shall not increase the square footage of the parking lot and shall not increase the number of parking spaces by more than five percent from the original number of parking spaces;
  - All parking spaces shall be located outside of the required setbacks; and
  - The existing and reconfigured portions of the parking lot shall meet the screening standards for grade level parking lots as a principal use.
- **Public Plans and Policies**
    - The petition is consistent with the *Centers, Corridors and Wedges Growth Framework* goals and guiding principles to support a diverse and adaptable economy.
- 

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No comments received.
  - **Charlotte Department of Neighborhood & Business Services:** No comments received.
  - **Transportation:** No comments received.
  - **Charlotte Fire Department:** No comments received.
  - **Charlotte-Mecklenburg Schools:** Not applicable.
  - **Charlotte-Mecklenburg Storm Water Services:** No comments received.
  - **Charlotte-Mecklenburg Utilities:** No issues.
  - **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
  - **Mecklenburg County Parks and Recreation Department:** No issues.
- 

**ENVIRONMENTALLY SENSITIVE SITE DESIGN** (see full department reports online)

- **Site Design:**
    - There is no site plan associated with this text amendment.
- 

**OUTSTANDING ISSUES**

- No issues.
- 

**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Pre-Hearing Staff Analysis
- Charlotte-Mecklenburg Utilities Review
- Mecklenburg County Parks and Recreation Review

**Planner:** Sandra Montgomery (704) 336-5722