

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2007-102

Petitioner: Charlotte-Mecklenburg Planning Commission

Request: Text amendment to clarify the development standards for off-street parking, driveways, and garages for single-family, duplex, triplex, quadraplex, multi-family, and planned multi-family units as well as other non-residential uses.

Summary

The purpose of this text amendment is to simplify the development standards of Section 12.206(3) by placing them in a table format where the standards are broken down by the type of development: single family, duplexes on individual lots, triplex, quadraplex, multi-family, and planned multi-family. This will allow the reader to determine the standards for parking, maneuvering, driveways, parking pads, and garage setbacks in a more user-friendly manner.

In addition, it adds the following standards:

- Driveways for all residential garages may be used to meet a portion of the required parking if they are a maximum of 20' wide and at least 20' in length.
- While no required parking is permitted in the right-of-way, parallel parking is permitted, if approved by CDOT, for all uses.
- References to "edge of pavement" have been replaced with the term "back of the right-of-way".

Consistency and Conclusion

This text amendment is appropriate for approval and is consistent with the purposes, goals, and objectives of the Zoning Ordinance and other policies and plans.