

**ZONING COMMITTEE  
RECOMMENDATION  
January 30, 2008**

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**Rezoning Petition No. 2007-141**

**Petitioner:** Charlotte Mecklenburg Planning Department

**Request:** Text amendment to 1) modify the Uptown Mixed Use District (UMUD) regulations by prohibiting fences and similar devices from locating in the required setback, except for temporary fencing for outdoor seating areas used for consumption of food and beverages, 2) add new regulations to permit valet parking services in the UR, NS, MUDD, UMUD, TOD, and TS zoning districts; 3) refine the valet parking regulations in the Pedestrian Overlay District; and 4) add a definition for valet parking service.

**Action:** The Zoning Committee voted unanimously to recommend **APPROVAL** of this text amendment.

**Vote:** Yeas: Howard, Lipton, Loflin, Randolph, Rosenburgh, and Sheild

Nays: None

Absent: Johnson

Recused: None

**Summary of Petition**

The purpose of this text amendment is to add valet parking service regulations that would be applicable in UR, NS, MUDD, UMUD, TOD, and TS zoning districts, and refine the regulations provided in PED. A definition for “valet parking service” will be added:

**Valet Parking Service.**

A service or person who accepts temporary possession of a vehicle in the right-of-way or on private property, for the purpose of parking the vehicle for the operator or retrieving a parked vehicle and returning it to the operator, either in the right-of-way or on private property, regardless of whether a fee is charged.

The regulations would be applicable for new valet parking services, or site reconfigurations. Valet parking services would be allowed to locate in two areas. First, if the valet parking service utilizes the public right-of-way, it may be located at the face of the existing curb. If the valet

parking service is to be located on private property, then the service area shall be located to the side or rear of the structure, but not between the building and the street. A valet parking permit is required by CDOT.

The valet parking standards require the following:

- If the public right-of-way is utilized for the valet parking service, then the service may be located at the face of the existing curb, as long as the existing curb line is not modified to provide an inset for the valet parking service or to reduce the width of the required sidewalk or planting strip.
- If the valet parking service is to be located on private property, it must be located on the side or rear of the structure or building, but shall not be located between the building and the street.
- The parking area for the valet parking service shall be incorporated into the parking lot or parking structure design.
- The valet parking service and all associated structures shall not disrupt the flow of pedestrian or vehicular traffic.
- For valet parking services located on a public street, or where the right-of-way is utilized by the service, a valet parking permit shall be obtained from CDOT.

### **Zoning Committee Discussion/Rationale**

Mr. Keith MacVean summarized the text amendment. There were no questions.

### **Statement of Consistency**

Upon a motion made by Commissioner Sheild and seconded by Commissioner Loflin, the Zoning Committee voted unanimously to find this text amendment consistent with adopted plans and policies, and reasonable and in the public interest.

### **Vote**

**Upon a motion made by Commissioner Loflin and seconded by Commissioner Sheild, the Zoning Committee voted unanimously to recommend APPROVAL of this text amendment.**

### **Staff Opinion**

Staff agrees with the opinion of the Zoning Committee.