

**ZONING COMMITTEE
RECOMMENDATION
January 30, 2008**

Rezoning Petition No. 2007-158

Petitioner: Charlotte-Mecklenburg Planning Commission

Request: Text amendment to add security provisions for structured parking lots/decks (including underground facilities) providing required parking for residential developments, including mixed-use and multi-use developments with a residential component

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

This text amendment will add new security requirements to control vehicular and pedestrian access to structured parking decks and underground parking facilities located in the UR-2, UR-3, UR-C, MUDD, UMUD, TOD, and TS zoning districts. These regulations would require residential developments, including mixed-use or multi-use developments with a residential component, to provide security for residents by controlling vehicular and pedestrian access to structured or underground parking areas designated for residential parking. Examples are controlled gate access, a security guard, cameras, etc.

If a controlled gate is utilized as a security measure, then CDOT approval is required.

Zoning Committee Discussion/Rationale

Mr. Keith MacVean summarized the text amendment. A number of urban neighborhoods, including the Fourth Ward Neighborhood Association, have voiced security concerns in structured parking decks that provide required parking for residents. There was no discussion.

Statement of Consistency

Upon a motion made by Commissioner Sheild and seconded by Commissioner Rosenburgh, the Zoning Committee found this text amendment to be 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 recommendation of the Zoning Committee.