

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2006-003

Petitioner: Charlotte-Mecklenburg Planning Commission

Request: Text amendment to modify the provisions to permit compact car spaces in the MUDD, UMUD, PED, TOD, UI, and UR zoning districts

Background

For parking lots with twenty or more parking spaces, the current Zoning Ordinance allows no more than 25% of required parking spaces to be designed for compact vehicles. However, this provision does not apply to parking lots located in the MUDD, UMUD, PED, TOD, UI, and UR zoning districts. This text amendment seeks to remedy this oversight in the more urban districts listed.

Summary

This text amendment proposes to delete Section 12.204(5), which states that the compact parking requirements shall not apply in the MUDD, UMUD, PED, TOD, UI, and UR zoning districts. Compact parking spaces should be permitted in all districts. The deletion of this section would then permit no more than 25% of all required parking spaces, in any district, to be designed and designated for compact vehicles.

Because no mention is made of parking spaces provided in addition to those required, new language is proposed for Section 12.204(2). This subsection would state that where additional parking spaces are permitted, no more than 40% of the total provided parking spaces may be designed and designated for compact cars.

Consistency and Conclusion

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