

PRE-HEARING STAFF ANALYSIS

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.

Background

A number of urban neighborhoods have voiced security concerns in structured parking decks that provide required parking for residents. Staff has met with the Police Department and neighborhood representatives to understand the security concerns and incidents that are occurring. This text amendment will add new security requirements to control vehicular and pedestrian access to the structured parking facilities.

Summary

New regulations are added for 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.

Consistency and Conclusion

This text amendment is reasonable, in the public interest, and appropriate for approval.