

ZONING ORDINANCE TEXT AMENDMENT APPLICATION

CITY OF CHARLOTTE

Revised 3-4-05

FY2005 Petition #: <u>2005-036</u>
Date Filed: _____
Received By: _____
<i>Office Use Only</i>

Section #: Section 11.405, "Development Standards" (Commercial Center district)

Purpose of Amendment:

Several years ago, City Council amended the Commercial Center (CC) zoning district to allow for a building setback of 14' rather than 35'. This was done to encourage a more pedestrian friendly environment. The result has been new development that is closer to the street and more pedestrian friendly. However, staff did not include a possible reduction in the setback requirements for accessory parking areas as part of that amendment. Currently, new development that has taken advantage of the reduced setbacks for the building(s) is not provided the option to reduce the setback of 35' for the parking area.

The purpose of this amendment is to address this issue by allowing the location of accessory parking lots to be reduced to a minimum of 14' only when the setback for the principal buildings and structures has been decreased as per Section 11.405(7) to provide more flexibility on the site, and make it more pedestrian friendly. However, the accessory parking must remain behind the established building setback.

This text amendment also allows all Commercial Center district uses to be considered by the Planning Commission for the innovative development options.

_____	_____	City of Charlotte, Charlotte Mecklenburg Planning Commission	
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