

REQUEST	Text amendment to Table 12.540-1 of the Zoning Ordinance
SUMMARY OF PETITION	The petition proposes to clarify the screening and buffering requirements for outdoor recreation uses.
PETITIONER AGENT/REPRESENTATIVE	Charlotte-Mecklenburg Planning Department Charlotte-Mecklenburg Planning Department
COMMUNITY MEETING	Meeting is not required.
STATEMENT OF CONSISTENCY	This petition is found to be consistent with the <i>Centers, Corridors and Wedges Growth Framework</i> goal of preserving and enhancing existing neighborhoods, and to be reasonable and in the public interest, based on information from the staff analysis and the public hearing by a 5-0 vote of the Zoning Committee (motion by Commissioner Sullivan seconded by Commissioner Walker).

ZONING COMMITTEE ACTION	The Zoning Committee voted 5-0 to recommend APPROVAL of this petition.
------------------------------------	---

VOTE	Motion/Second: Walker/Labovitz
	Yeas: Allen, Dodson, Labovitz, Sullivan, and Walker
	Nays: None
	Absent: Ryan and Nelson
	Recused: None
ZONING COMMITTEE DISCUSSION	Staff provided a summary of the text amendment. There were no questions.
STAFF OPINION	Staff agrees with the recommendation of the Zoning Committee.

FINAL STAFF ANALYSIS
(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

- **Proposed Request Details**
The text amendment contains the following provisions:
 - Clarifies Table 12.540-1 that presents the screening, buffering and separation distance requirements for outdoor recreational uses by:
 - Modifying the table to improve user-friendliness by better defining whether the use abuts a lot in the same planned development or not, and if it abuts a residentially zoned or used lot.
 - Adding a section reference to parking lot screening requirements.
 - Adding a new footnote which describes how separation distance measurements are taken.
- **Public Plans and Policies**
 - The petition is consistent with *Centers, Corridors and Wedges Growth Framework* goal of preserving and enhancing existing neighborhoods.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments received.
- **Charlotte Department of Neighborhood & Business Services:** No comments received.
- **Transportation:** No issues.

- **Charlotte-Mecklenburg Schools:** Not applicable.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Charlotte-Mecklenburg Utilities:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
-

ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Site Design:**
 - There is no site plan associated with this text amendment.
-

OUTSTANDING ISSUES

- No issues.
-

Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Transportation Review
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte-Mecklenburg Utilities Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review

Planner: Sandra Montgomery (704) 336-5722