

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2006-017

Petitioner: Charlotte Mecklenburg Planning Commission

Request: Text amendment to add a new location provision for all loading areas. Loading and unloading spaces and areas shall be located a minimum of 60' from residentially used or zoned property

Background

One of the recommendations made during the Industrial Study Stakeholder process to require industrial loading and unloading spaces and areas to be a minimum of 60' from residentially used or zoned property. Since this provision makes sense across the community, this text amendment is being proposed to apply in all zoning districts.

Summary

This text amendment would add a new provision that would require loading and unloading spaces and areas to be located a minimum of 60' from residentially used or zoned property. Distances shall be measured from the closest edge of the loading and unloading area to the property line of the residentially used or zoned property.

Consistency and Conclusion

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