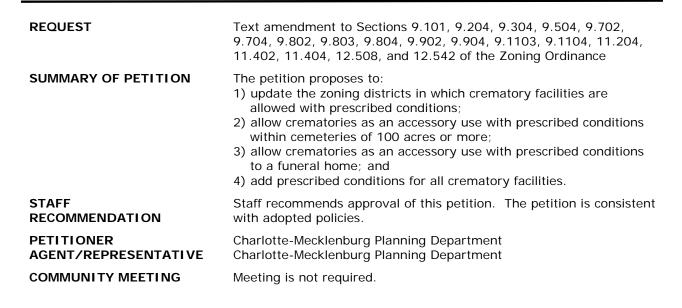
Rezoning Petition 2012-012

### PRE-HEARING STAFF ANALYSIS February 20, 2012



## PLANNING STAFF REVIEW

#### Background

- A recently established crematory facility located adjacent to a residential use caused neighborhood concern.
- Crematory facilities as a principal use by right are permitted in the office, B-1, B-2, UMUD, CC, and NS zoning districts.
- Crematory facilities are also permitted as an accessory use within a cemetery of 100 acres or more in residential zoning districts, with conditions. Conditions include placement of crematory facilities a minimum of 100 feet from any exterior property line and the facilities shall be enclosed within a building.

# Proposed Request Details

The text amendment contains the following provisions:

- Updates the zoning districts where crematory facilities are allowed:
  - Removes crematories as a principal use by right in the office, B-1, B-2, UMUD, CC and NS zoning districts.
  - Permits crematories as a principal use with prescribed conditions in the B-2, I-1, and I-2 zoning districts.
  - Permits crematories as an accessory use within a cemetery of 100 acres or more in the single family, multi-family, institutional, office, B-1, B-2, BD, MX-1, MX-2, MX-3, NS, I-1 and I-2 zoning districts, with prescribed conditions.
  - Permits crematories as an accessory use to a funeral home in the office, B-1, B-2, UMUD, MUDD, CC and NS zoning districts, with prescribed conditions.
- Updates the prescribed conditions:
  - If a crematory is a principal use, the facility shall be located a minimum of 400 feet from any residential zoning district.
  - If a crematory is an accessory use to a cemetery of 100 acres or more, and located in a residential district, then the facility shall be located a minimum of 100 feet or more from any exterior property line of the cemetery.



- If a crematory is an accessory use to a funeral home, the funeral home shall be the principal use on the site.
- The facility shall be located within an enclosed building.
- Off-street parking and loading requirements of Chapter 12 apply.
- All local, state, and federal laws and regulations shall be met.

# • Public Plans and Policies

• The petition is consistent with adopted policy.

**DEPARTMENT COMMENTS** (see full department reports online)

- Charlotte Area Transit System: No issues.
- Charlotte Department of Neighborhood & Business Services: No issues.
- Transportation: No issues.
  - Vehicle Trip Generation: Not applicable.
  - Connectivity: Not applicable.
- Charlotte Fire Department: No issues.
- Charlotte-Mecklenburg Schools: Not applicable.
- Charlotte-Mecklenburg Storm Water Services: No issues.
- Mecklenburg County Land Use and Environmental Services Agency: 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
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Charlotte Department of Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Storm Water Services Review
- Mecklenburg County Land Use and Environmental Services Agency Review

Planner: Sandra Montgomery (704) 336-5722