



REQUEST Current Zoning: INST(CD), institutional, conditional
Proposed Zoning: INST(CD) SPA, institutional, conditional, site plan amendment

LOCATION Approximately 30.43 acres located at the intersection of Quail Hollow Road and Sharon Road.

CENTER, CORRIDOR OR WEDGE Wedge

SUMMARY OF PETITION This petition proposes a site plan amendment to the Harris YMCA conditional plan to permit the addition of a 120-foot stealth monopole cell tower and accessory building on the site.

Property Owner Young Men’s Christian Association of Greater Charlotte, Inc.
Petitioner Young Men’s Christian Association of Charlotte & Mecklenburg
Agent/Representative Tower Engineering Professionals

Community Meeting Meeting is required and has been held. Report available online.

ZONING COMMITTEE ACTION The Zoning Committee voted unanimously to recommend **APPROVAL** of this petition with the following modifications:

1. The petitioner has agreed to comply with the PCCO.
2. A note has been added to include a previous commitment that the existing gravel dirt path which connects to the sidewalk along Sharon Hills Road shall be improved to a 6-foot wide concrete sidewalk. This improvement will be required at the time of the berm construction along Sharon Hills Road.

VOTE

Motion/Second:	Finch/Allen
Yeas:	Allen, Finch, Randolph, Rosenburgh and Simmons
Nays:	None
Absent:	Griffith and Walker
Recused:	None

ZONING COMMITTEE DISCUSSION Staff reviewed the petition and noted that the petition is consistent with adopted plans. Staff noted that all outstanding site plan issues had been addressed.

STATEMENT OF CONSISTENCY This petition is found to be consistent with the *South District Plan* and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Simmons seconded by Commissioner Allen).

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 site plan accompanying this petition contains the following provisions:

- A 120-foot stealth monopole cell tower and accessory building to be added to the site.
- A new 20-foot wide access easement from Quail Hollow Road to the cell tower.
- A ten-foot wide landscape buffer around tower facility.

• Public Plans and Policies

- The *South District Plan* (1993) recognizes the existing institutional zoning on this site. The cell tower is simply an accessory use on the site.
- This petition is consistent with the *South District Plan*.

• STAFF RECOMMENDATION (Updated)

- Staff agrees with the recommendation of the Zoning Committee.
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PUBLIC INFRASTRUCTURE UPDATES (see full department reports online)

- **CDOT:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **CATS:** No issues.
 - **Connectivity:** No issues.
 - **Schools:** CMS does not comment on nonresidential petitions.
 - **Park and Recreation:** No comments received.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Storm Water:** No issues.
 - **LUESA:** No issues.
 - **Site Design:** This site meets minimum ordinance standards.
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OUTSTANDING ISSUES

- There are no outstanding site plan issues.
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Attachments Online at www.rezoning.org

- Application
- CATS Review
- CDOT Review
- Community Meeting Report
- LUESA Review
- Pre-Hearing Staff Analysis
- Site Plan
- Storm Water Review