



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.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. This petition is consistent with the <i>South District Plan</i> .
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.

PLANNING STAFF REVIEW

- **Background**

In 2005, an INST (CD) site plan amendment was approved for the subject property with the following conditions:

- A 19,000 square foot expansion of the YMCA facility from 120,000 square feet to 139,000 square feet.
- New sidewalks between the buildings and abutting streets.
- All building additions to follow the existing predominant architectural style.
- No new (additional) signage to be added to the site. Existing signs could be refurbished/replaced.
- No more than three outdoor events per year using amplified music.
- Several existing fields could be lighted. Lighting will be shielded to prevent offsite impacts. All lighting would be turned off by 10 p.m.
- A new berm and landscaping behind the existing fence along Sharon Hills Road.

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.

- **Existing Zoning and Land Use**

The site is currently occupied by the YMCA and accessory uses. The surrounding properties are zoned R-15MF(CD) and R-3 and are occupied by multi-family developments and single family residential dwellings.

- **Rezoning History in Area**

There have been no recent rezonings in the immediate area.

- **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*.

PUBLIC INFRASTRUCTURE (see full department reports online)

- **Vehicle Trip Generation:** Trip generation will not change as a result of this site plan amendment.
 - **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:** The petitioner should remove the existing storm water note number 26 since the site will be required to comply with the PCCO.
 - **LUESA:** No issues.
 - **Site Design:** This site meets minimum ordinance standards.
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OUTSTANDING ISSUES

- The petitioner should:
 1. Address Storm Water comments.
 2. Add a note 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.
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Attachments Online at www.rezoning.org

- Application
- CATS Review
- CDOT Review
- Community Meeting Report
- LUESA Review
- Site Plan
- Storm Water Review

Planner: Tim Manes (704) 336-8320