

REQUEST	Current Zoning: INST(CD), institutional, conditional Proposed Zoning: INST(CD) SPA, institutional, conditional, site plan amendment
LOCATION	Approximately 46.0 acres located on the west side of Thermal Road across from Welford Road.
CENTER, CORRIDOR OR WEDGE	Wedge
SUMMARY OF PETITION	This petition proposes a site plan amendment to the Alexander Children's Center conditional plan to permit the addition of a 175-foot stealth monopole cell tower and accessory buildings on the site.
Property Owner Petitioner Agent/Representative	Alexander Youth Network American Tower Corporation William G. Howard
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 modification: <ul style="list-style-type: none"> • All freestanding lighting associated with the tower will have full cut-off type fixtures.
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VOTE	Motion/Second: Allen/Simmons Yeas: Allen, Randolph, Rosenburgh, Simmons, Zoutewelle Nays: None Absent: Dodson, Griffith, and Walker Recused: None
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ZONING COMMITTEE DISCUSSION Staff reviewed the petition and noted that the petition is consistent with adopted plans and all outstanding 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 175-foot stealth monopole cell tower which meets the minimum Zoning Ordinance standards.
 - A 1500 square foot maximum for new accessory buildings for the cell tower site.
 - A new 12-foot wide access drive from Thermal Road to the cell tower.
 - A five-foot wide landscape buffer around tower facility.

- **Public Plans and Policies**
 - The *South District Plan* (1993) recognizes the existing institutional zoning on this site. This petition is consistent with the *South District Plan*.
 - The draft *Independence Area Plan* recommends institutional uses on this site.
 - **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 issues.
 - **CATS:** No issues.
 - **Connectivity:** No issues.
 - **Schools:** CMS does not comment on nonresidential petitions.
 - **Park and Recreation:** No issues.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Storm Water:** No issues.
 - **LUESA:** No issues.
 - **Site Design:** No issues.
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OUTSTANDING ISSUES

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

- Application Form
- CATS Review
- CDOT Review
- Charlotte Fire Department Review
- Community Meeting Report
- LUESA Review
- Park and Recreation Review
- Pre-Hearing Staff Analysis
- Site Plan
- Storm Water Review

Planner: Solomon Fortune (704) 336-8326