

REQUEST	Proposed Zoning: R-12MF(CD) SPA, multi-family residential, site plan amendment
LOCATION	Approximately 43.41 acres located along the east side of Reames Road across from Secretariat Drive and Prestbury Boulevard.
SUMMARY OF PETITION	This petition proposes a site plan amendment to the existing conditional plan to permit the addition of a 189-foot stealth monopole cell tower and accessory buildings on the site.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of the outstanding issues. This petition is consistent with the <i>Northlake Area Plan</i> .
Property Owner	Charter Properties, Inc.
Petitioner	Charter Properties, Inc.
Agent/Representative	John Carmichael/KL Gates, LLP
COMMUNITY MEETING	Meeting is required and has been held. Report available online.

PLANNING STAFF REVIEW

- **Proposed Request Details**
The proposed site plan amendment adds the following conditions to the previously approved conditional plan:
 - A 189-foot stealth monopole cell tower and accessory buildings to be added to the site.
 - Cell tower site to be screened by a wooden fence.
 - Support buildings limited to 500 square feet per communication carrier and limited to 15 feet in height.
- **Existing Zoning and Land Use**
The subject site is currently zoned R-12MF(CD). The site is developed with multi-family dwelling units. The surrounding properties are zoned CC, I-1(CD), INST(CD), MX-2, R-12MF(CD), R-8MF(CD), and R-3 and are vacant or occupied by residential, office, and industrial structures.
- **Rezoning History in Area**
The subject site was rezoned by Petition 2005-167, which allowed up to 588 apartment units with a density of 10.7 units per acre, and a large child care center. Petition 2005-011 rezoned 104 acres north of the subject site to allow up to 770,000 square feet of commercial and office uses and 250 residential units.
- **Public Plans and Policies**
 - The *Northlake Area Plan* (2008) recommends up to 12 dwelling units per acre at this location.
 - This petition is consistent the *Northlake Area Plan*.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Charlotte Department of Transportation:** No issues.
 - **Vehicle Trip Generation:**
This petition will not affect the number of vehicle trips.
 - **Connectivity:** No issues.

- **Charlotte Fire Department:** No issues.
 - **Charlotte Department of Solid Waste Services:** No issues.
 - **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation:** Requests the petitioner dedicate land, and provide easements to provide connectivity from the site and intersection of Reames Road and Secretariat Drive to the future Long Creek Greenway.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies*.
 - The site meets minimum ordinance standards.
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OUTSTANDING ISSUES

- Petitioner should:
 1. Adjust Note 9 under Cell Tower Development Standards to read "A wooden fence, vegetation and shrubs will be used for screening and making the tower area inaccessible to the public."
 2. Provide wooden fence detail (height and material).
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Attachments Online at www.rezoning.org

- Application
- Site Plan
- Community Meeting Report
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Charlotte Department of Transportation Review
- Charlotte Fire Department Review
- Charlotte Department of Solid Waste Services Review
- Charlotte-Mecklenburg Storm Water Services Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review

Planner: Solomon Fortune (704) 336-8326