

REQUEST	Current Zoning: INST(CD) (institutional, conditional) Proposed Zoning: INST(CD) SPA (institutional, conditional, site plan amendment)
LOCATION	Approximately 10 acres located on the south side of Suther Road between Old Concord Road and Sandburg Avenue. (Council District 4 - Phipps)
SUMMARY OF PETITION	The petition proposes to allow up to 70,888 square feet of building area through redevelop of existing buildings, building additions and/or new buildings.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Roman Catholic Diocese of Charlotte Roman Catholic Diocese of Charlotte David Powlen, Little Diversified Architectural Consulting
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 2
STATEMENT OF CONSISTENCY	This petition is found to be consistent with the <i>Northeast District Plan</i> and to be reasonable and in the public interest, based on information from the staff analysis and the public hearing by a 5-0 vote of the Zoning Committee (motion by Commissioner Eschert seconded by Commissioner Sullivan).

ZONING COMMITTEE ACTION	<p>The Zoning Committee voted 5-0 to recommend APPROVAL of this petition with the following modifications:</p> <ol style="list-style-type: none"> 1. The first sentence under General Provisions Note 1 has been removed. 2. The existing height limits from the previously approved plan have been placed on the site plan. 3. The maximum height of any new building has been limited to two stories. 4. The total number of seats has been limited to 1,116 seats. 5. "Approximate" has been removed from building square footages table. 6. The administrative approval letter has been removed from the site plan. 7. A note has been added referencing the approved variance including the file number and year approved.
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VOTE	<table border="0"> <tr> <td>Motion/Second:</td> <td>Eschert/Sullivan</td> </tr> <tr> <td>Yeas:</td> <td>Dodson, Eschert, Labovitz, Nelson, and Sullivan</td> </tr> <tr> <td>Nays:</td> <td>None</td> </tr> <tr> <td>Absent:</td> <td>Ryan and Walker</td> </tr> <tr> <td>Recused:</td> <td>None</td> </tr> </table>	Motion/Second:	Eschert/Sullivan	Yeas:	Dodson, Eschert, Labovitz, Nelson, and Sullivan	Nays:	None	Absent:	Ryan and Walker	Recused:	None
Motion/Second:	Eschert/Sullivan										
Yeas:	Dodson, Eschert, Labovitz, Nelson, and Sullivan										
Nays:	None										
Absent:	Ryan and Walker										
Recused:	None										

ZONING COMMITTEE DISCUSSION Staff presented the petition to the Zoning Committee and indicated that all the outstanding issues had been addressed. Staff noted that the request is consistent with the *Northeast District Plan*. There was no further discussion of this petition.

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**• Background**

- The subject parcel was rezoned from R-3 (single family residential) to INST(CD) (institutional, conditional) under petition 1995-029 for Saint Thomas Aquinas Church, with the following conditions:
 - Up to 39,059 square feet of development for a religious institutional use.
 - Maximum number of proposed seats to be 1,116.
 - A conditional note prohibiting access to Milay Avenue.
 - Variance for 42-foot side yard buffer along the adjacent property line.
 - A front setback reduced to 30 feet by a variance of 10 feet.
 - Maximum building heights for the proposed and existing structures range from 28 feet to 61 feet.
 - A 75-foot Class "B" buffer abutting the existing residential structures.

• Proposed Request Details

The site plan amendment contains the following changes:

- Up to 70,888 square feet of building area through redevelop of existing buildings, building additions and/or new buildings
- 25% reduction of the side yard buffer along the west side where "existing building 3,455" is located. This reduction is only for 150 linear feet to allow a one-way drive connection.
- A note limiting new buildings to a height of two stories.
- Eight-foot planting strip and six-foot sidewalk along Suther Road.
- Proposed driveway and drop-off along the western edge.
- Proposed covered drop-off area along the eastern edge.
- Allowance for existing buildings to be redeveloped.
- A note prohibiting a school or general education use allowed on the site.
- Eight-foot planting strip and six-foot sidewalk along Suther Road.
- The total number of seats has been limited to 1,116 seats.

• Public Plans and Policies

- The *Northeast District Plan* (1996) recommends institutional uses for the subject property.
 - The petition is consistent with the *Northeast District Plan*.
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DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Transportation:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** No issues.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
 - **Urban Forestry:** No issues.
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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-Environment*.
 - This site meets minimum ordinance standards.

OUTSTANDING ISSUES

- No issues.
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Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Locator Map
- Site Plan
- Community Meeting Report
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte-Mecklenburg Storm Water Services Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- Urban Forestry Review

Planner: Solomon Fortune (704) 336-8326