

<b>REQUEST</b>	Current Zoning: INST(CD) (institutional, conditional) Proposed Zoning: INST(CD) SPA (institutional, conditional, site plan amendment)
<b>LOCATION</b>	Approximately 10.0 acres located on the south side of Suther Road between Old Concord Road and Sandburg Avenue. (Council District 4 - Phipps)
<b>SUMMARY OF PETITION</b>	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.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition upon resolution of the outstanding issues. This petition is consistent with <i>the Northeast District Plan</i> .
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Roman Catholic Diocese of Charlotte Roman Catholic Diocese of Charlotte David Powlen, Little Diversified Architectural Consulting
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 2

**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:  
The approved plan rezoned 10.0 acres to allow the development of up to 39,059 square feet 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 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.
  - Allowance for existing buildings to be redeveloped.
  - A note prohibiting a school or general education use allowed on the site.
  - Any need to mention variance that reduced front setback???
- **Existing Zoning and Land Use**
  - The subject property is currently zoned INST (CD) (institutional, conditional) and developed with several structures for a religious facility. The surrounding properties are zoned R-3, (single-family residential), R-17MF (multi-family residential) and INST (institutional) and developed with residential and institutional uses and structures.
- **Rezoning History in Area**
  - Petition 2012-010 rezoned 4.7 acres west of the subject site to MUDD-O, (mixed use

development district, optional) to allow the development of 200 dwelling units and 5,000 square feet of commercial uses.

- **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.
    - **Vehicle Trip Generation:**  
Current Zoning: 450 trips per day.  
Proposed Zoning: 650 trips per day.
    - **Connectivity:** No issues.
  - **Charlotte Fire Department:** No comments received.
  - **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
  - **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*.
  - Facilitates the use of alternative modes of transportation by providing additional pedestrian facilities with a six-foot sidewalk.

**OUTSTANDING ISSUES**

- The petitioner should:
    1. Remove the first sentence under General Provisions Note 1.
    2. Place the existing height limits from the previously approved plan on the site plan.
    3. Limit the maximum height of any new building to two stories.
    4. Limit the total number of seats to 1,116 seats.
    5. Remove "approximate" from building square footages table.
    6. Remove the administrative approval letter from the site plan.
    7. Add a note referencing the approved variance including the file number and year approved.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Site Plan
- Locator Map
- 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