

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.
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.

ZONING COMMITTEE ACTION	<p>The Zoning Committee voted unanimously to recommend APPROVAL of this petition with the following modifications:</p> <ol style="list-style-type: none"> 1. Note 9 under Cell Tower Development Standards has been amended to read "A wooden fence, vegetation and shrubs will be used for screening and making the tower area inaccessible to the public." 2. The petitioner has provided a detail of the wooden fence (height and material).
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VOTE	<table border="0"> <tr> <td>Motion/Second:</td> <td>Lipton /Dodson</td> </tr> <tr> <td>Yeas:</td> <td>Dodson, Fallon, Firestone, Lipton, and Rosenburgh</td> </tr> <tr> <td>Nays:</td> <td>None</td> </tr> <tr> <td>Absent:</td> <td>Phipps and Walker</td> </tr> <tr> <td>Recused:</td> <td>None</td> </tr> </table>	Motion/Second:	Lipton /Dodson	Yeas:	Dodson, Fallon, Firestone, Lipton, and Rosenburgh	Nays:	None	Absent:	Phipps and Walker	Recused:	None
Motion/Second:	Lipton /Dodson										
Yeas:	Dodson, Fallon, Firestone, Lipton, and Rosenburgh										
Nays:	None										
Absent:	Phipps and Walker										
Recused:	None										

ZONING COMMITTEE DISCUSSION Staff reviewed the petition and noted that the outstanding site plan issues have been resolved. There was no further discussion of this petition.

STATEMENT OF CONSISTENCY This petition is found to be consistent with the *Northlake Area Plan* and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Lipton seconded by Commissioner Fallon).

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 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.
 - Detail of the wooden fence used to screen the site.
 - Vegetation and shrubs will be used for screening.
 - **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*.
 - **STAFF RECOMMENDATION (Updated)**
 - Staff agrees with the recommendation of the Zoning Committee.
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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.
 - **Charlotte Department of Transportation:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** No issues.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation:** No issues.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Site Design:** The site meets minimum ordinance standards.
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OUTSTANDING ISSUES

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

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

Planner: Solomon Fortune (704) 336-8326