
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.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of the outstanding issues. This petition is consistent with the <i>South District Plan</i> .
Property Owner	Alexander Youth Network
Petitioner	American Tower Corporation
Agent/Representative	William G. Howard
Community Meeting	Meeting is required but has not been held.

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.
- **Existing Zoning and Land Use**
The site is currently occupied by the Alexander Youth Center and accessory uses. Cell towers are permitted in the institutional district by right; however, because it was not shown on the original conditional plan, a site plan amendment must be requested. The surrounding properties are zoned R-3 and R-17MF and are occupied by single family residential dwellings and multi-family developments.
- **Rezoning History in Area**
Petition 2008-114 rezoned 2.03 acres southeast of the subject property along McAlpine Park Drive to O-1(CD) SPA to allow the development of a school.
- **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.

PUBLIC INFRASTRUCTURE (see full department reports online)

- **Vehicle Trip Generation:** Trip generation will not change as a result of this site plan amendment.
- **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:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies*.
 - This site meets minimum ordinance standards.
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OUTSTANDING ISSUES

- The petitioner should:
 1. Add a note that lighting fixtures will be fully shielded with full cut-off fixtures.
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Attachments Online at www.rezoning.org

- Application
- CATS Review
- CDOT Review
- Charlotte Fire Department Review
- Community Meeting Report
- LUESA Review
- Park and Recreation Review
- Site Plan
- Storm Water Review

Planner: Solomon Fortune (704) 336-8326