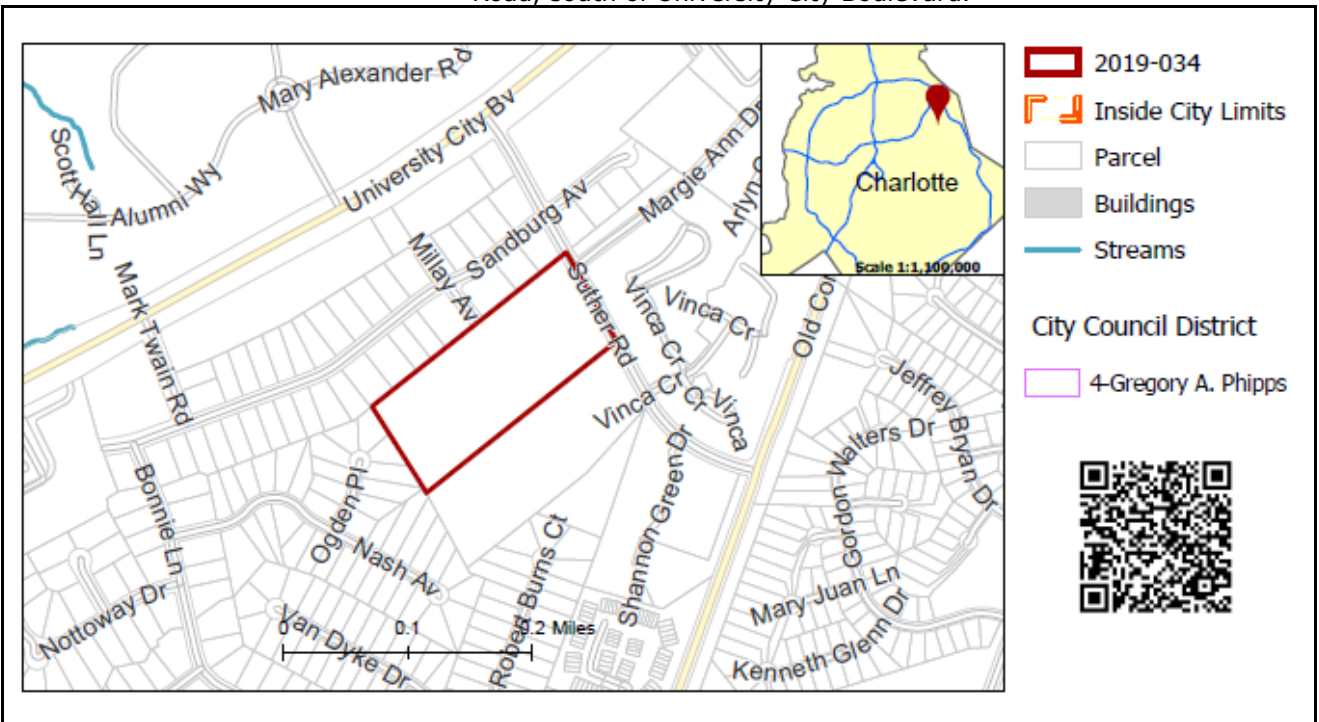


## REQUEST

Current Zoning: INST(CD) (institutional, conditional)  
Proposed Zoning: INST(CD) SPA (institutional, conditional, site plan amendment)

## LOCATION

Approximately 10 acres located on the southwest side of Suther Road, south of University City Boulevard.



## SUMMARY OF PETITION

The petition proposes amend the existing approved site plan to add a school as a permitted use on the site, and to add existing and proposed buildings to the site plan.

## PROPERTY OWNER

Roman Catholic Diocese of Charlotte, North Carolina

## PETITIONER

United Community School

## AGENT/REPRESENTATIVE

John Carmichael and Ty Shaffer, Robinson Bradshaw

## COMMUNITY MEETING

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 1

## STAFF RECOMMENDATION

Staff recommends approval of this petition upon resolution of outstanding issues related to technical issues for transportation.

### Plan Consistency

The petition is **consistent** with the *Northeast District Plan* (1996) recommendation for institutional land uses.

### Rationale for Recommendation

- The plan recommends institutional development on the site.
- The site has had institutional zoning and use since 1995 when Saint Thomas Aquinas Church located to and rezoned the site (petition 1995-029).
- The site was then rezoned in 2014 to include an additional building.

- The petitioner's request to add Elementary and Secondary School facilities as permitted uses on the site, and to add an existing and proposed building to the adopted site plan, is consistent with adopted policy.
- The site abuts single family residential development, religious, and educational institutional uses which are considered compatible with single family.

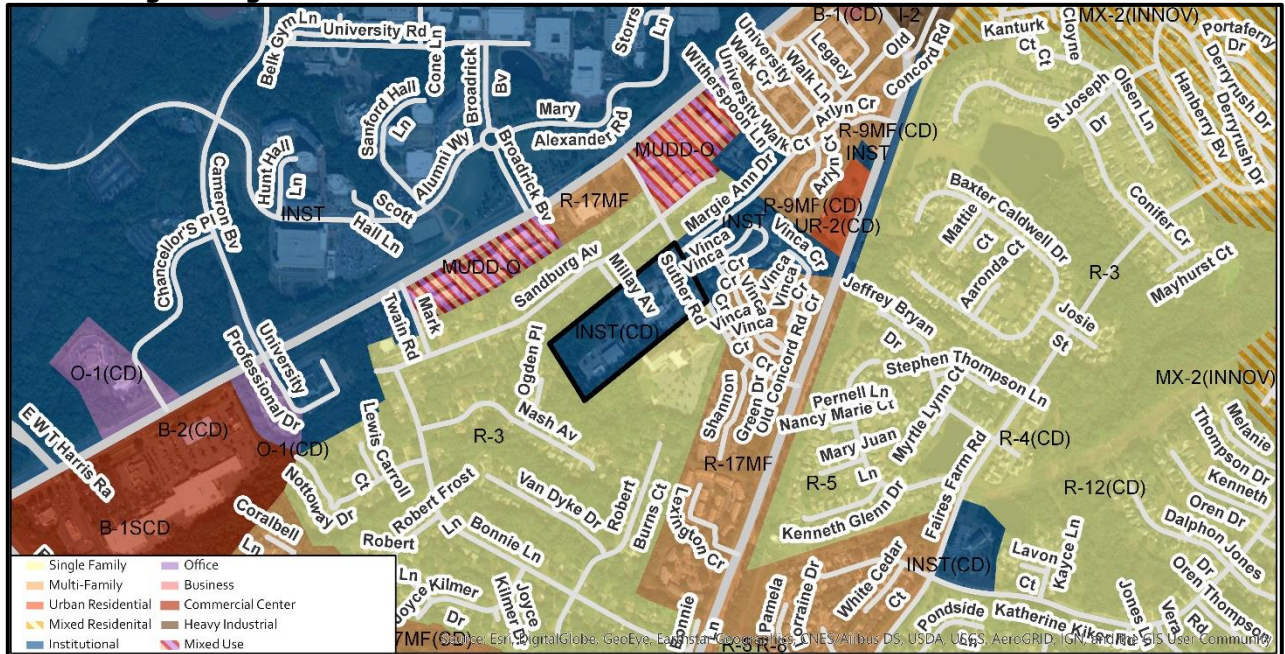
## PLANNING STAFF REVIEW

### • Proposed Request Details

The site plan amendment contains the following changes:

- Amends the plan to allow elementary and secondary schools as a permitted use and removes the note prohibiting a school.
- Adds a new modular classroom building in the rear of the site.
- Allows for the addition of future modular buildings in the rear of site.
- Increases the allowed building area for the site from 70,888 SF to 91,026 SF.
- Adds a requirement for 40-foot maximum building height.
- Maintains existing development that was constructed under previous rezonings.

### • Existing Zoning and Land Use

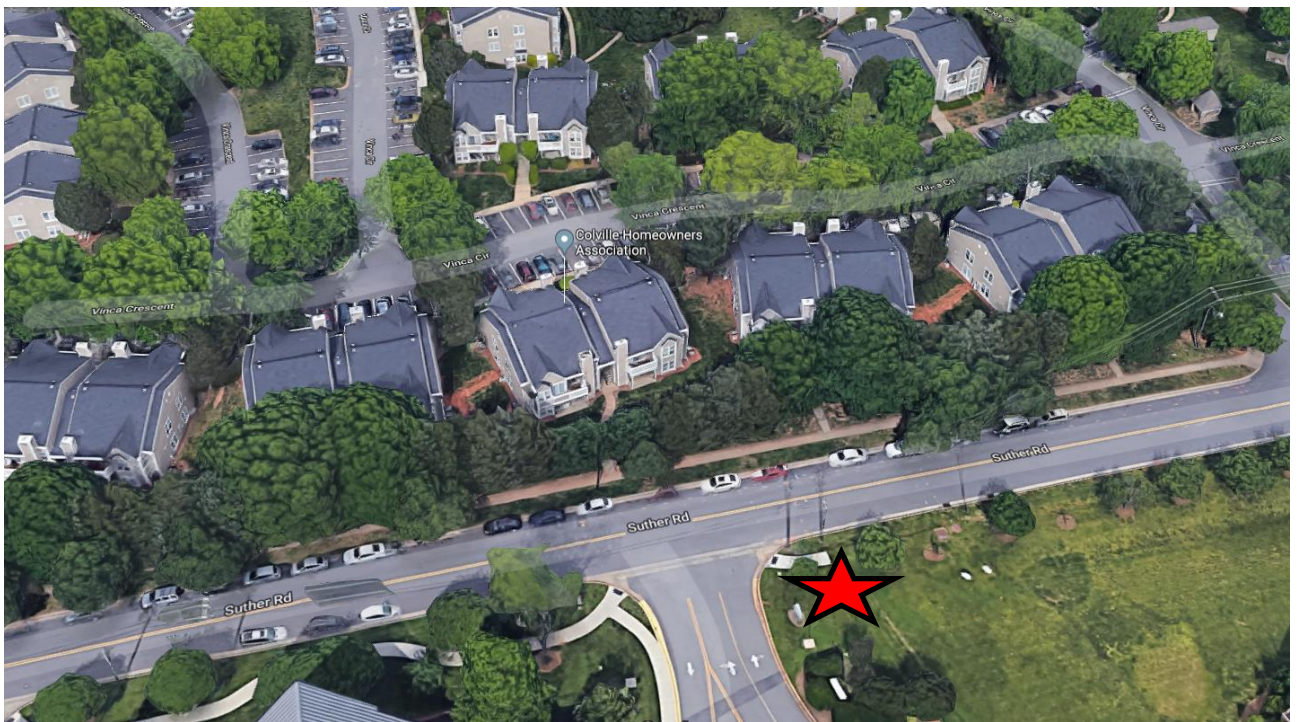


The subject property was rezoned from R-3 (residential) to INST(CD) under petition 1995-029 to allow for the development of a church. The site plan was amended under petition 2014-061 to allow for an increase in building area and redevelopment of the existing buildings. The subject property is developed with a church and school. The adjacent land uses include other institutional uses and single and multi-family residential.





The subject property is developed with a church and a school.



The property to the east is developed with multi-family residential.





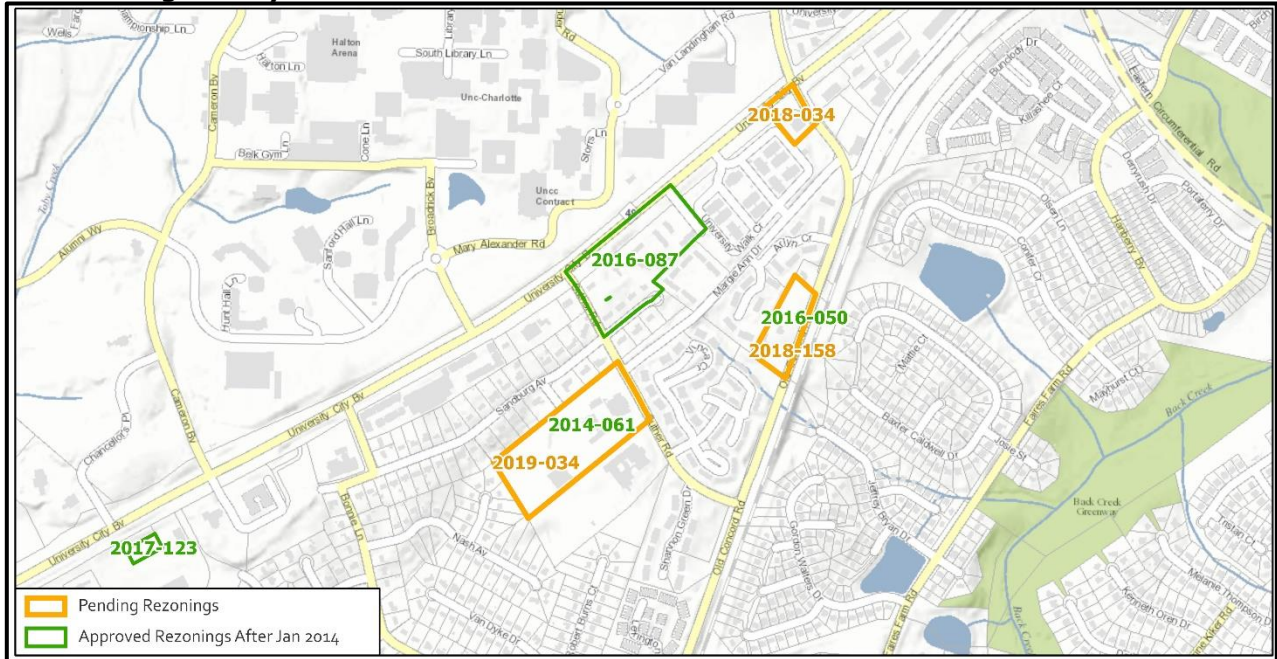
The property to the south is developed with a church.



The properties to the north are developed with single-family residential.

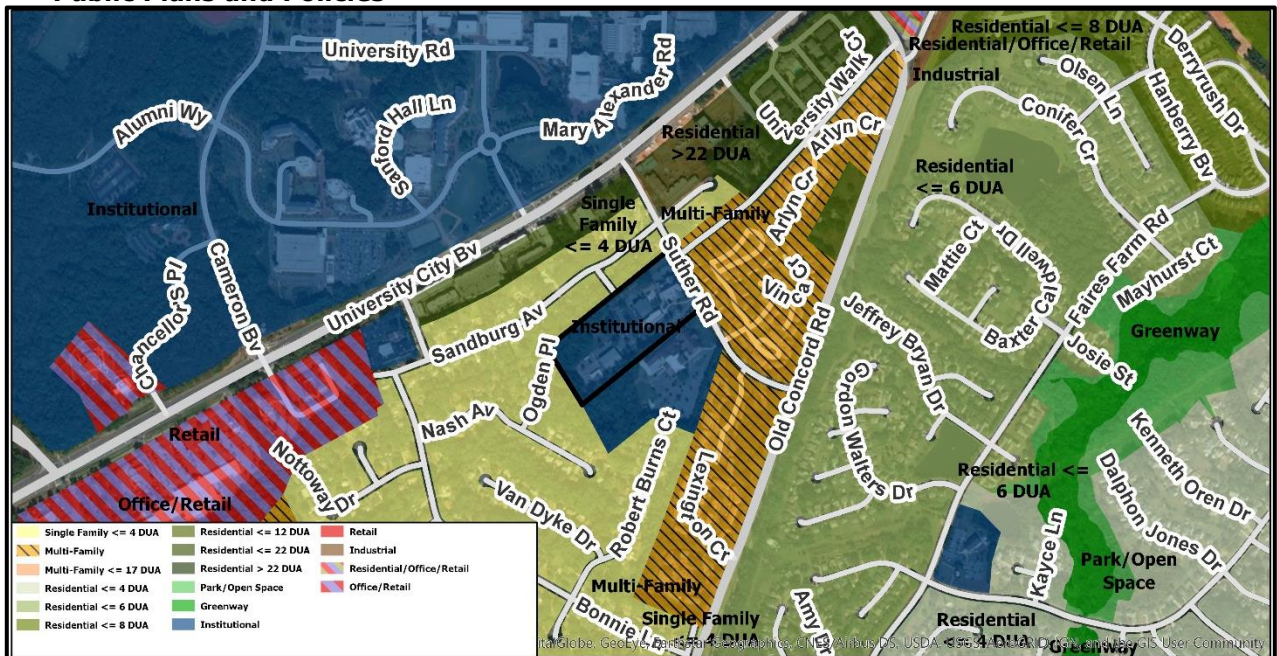


### • Rezoning History in Area



| Petition Number | Summary of Petition   | Status    |
|-----------------|---|-----------|
| 2016-050        | The petition rezoned site to UR-2(CD) (urban residential, conditional) allow up to 26 duplex units in 13 buildings. | Approved  |
| 2016-087        | The petition rezoned site to MUDD-O (mixed use development, optional) allow up to 349 multi-family units.           | Approved  |
| 2017-123        | The petition rezoned site to B-2(CD) (general business, conditional) to allow an automotive fuel/gasoline center.   | Approved  |
| 2018-034        | The petition proposes to rezone site to allow all uses in the B-2 zoning district.                                  | Pending   |
| 2018-158        | The petition proposed a site plan amendment to allow multi-family units.  | Withdrawn |

### • Public Plans and Policies



- The adopted policies for this petition are in the *Northeast District Plan* (1996), which recommends institutional development on the site.
- The adopted land use policy for this site was amended by rezoning petition 2014-034. The approved rezoning petition retained the institutional recommended land use.
- **TRANSPORTATION CONSIDERATIONS**
  - The site is located on Suther Road, a major collector street. The site will continue to utilize the existing driveway on Suther and will have no impact on the network. CDOT is requesting the site plan commits to a 2-foot easement behind sidewalk that is not in the right-of-way.
  - See Requested Technical Revisions, Note 1
  - **Vehicle Trip Generation:**
    - Current Zoning:
      - Existing Use: 730 trips per day (based on 38,635 SF church and 23,838 SF school).
      - Entitlement: 490 trips per day (based on 70,888 SF church).
    - Proposed Zoning: 980 trips per day (based on 63,635 SF church and 27,391 SF school).

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No comments submitted.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Police Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along Suther Road. No outstanding issues.
- **Engineering and Property Management:**
  - **Arborist:** No comments submitted.
  - **Erosion Control:** No comments submitted.
  - **Land Development:** No outstanding issues.
  - **Storm Water Services:** No outstanding issues.
  - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

**REQUESTED TECHNICAL REVISIONS**

Transportation

1. Update site plan to show R/W dimension from road center line to show 2-foot easement from back of sidewalk.,

Site and Building Design

2. Remove note 1D and Administrative Approval from plan.
3. Label existing building and mechanical equipment located within setback on plan. Addressed

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**See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Lisa Arnold (704) 336-5967