



Zoning Committee Recommendation

Rezoning Petition 2022-059

March 7, 2023

REQUEST

Current Zoning: MUDD-O AIR LLWPA (Mixed Use Development District-Optional, Airport Noise Overlay, Lower Lake Wylie Protected Area) and R-3 AIR LLWPA (Single Family Residential, Airport Noise Overlay, Lower Lake Wylie Protected Area)
Proposed Zoning: MX-2 INNOV AIR LLWPA (Mixed Use District, Airport Noise Overlay, Lower Lake Wylie Protected Area)

LOCATION

Approximately 50.7 acres located on the north side of Garrison Road west of the intersection with Horton Road.

(Outside City Limits)

PETITIONER

Taylor Morrison

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 4-1 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

The petition is **inconsistent** with the *2040 Policy Map* recommendation for the Neighborhood 1 place type portion of the site but **consistent** with the Community Activity Center recommended place types based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends Neighborhood 1 place type for the majority of the site and Community Activity Center for a smaller portion of the site.

However, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- The site is adjacent to the previously rezoned River District, which is recommended for Community Activity Center place type.
- The proposed project falls within both the Neighborhood 1 and Community Activity Center place types. The project has worked to incorporate a transition in building forms/type in an effort to better align with those place types, particularly along the frontage of Garrison Rd.
- The petition is committing to public improvements including public streets with stubs to adjacent properties, 12' multi-use path along Garrison Rd, and easements for the future Beaverdam Creek Greenway.
- The petition proposes quadplexes nearest the approved

River District in the northern portion of the site, transitioning to duplexes and single family style buildings along Garrison Road where adjacent to and across the street from existing single family residential.

- The proposed project could provide additional housing options in the area.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion
 - 4: Trail & Transit Oriented Development
 - 7: Integrated Natural & Built Environments

The approval of this petition will revise the recommended place type for the majority of the site as specified by the *2040 Policy Map*, from Neighborhood 1 to Neighborhood 2 for the site.

Motion/Second: Harvey / Welton

Yeas: Harvey, Gussman, Rhodes, Welton

Nays: Lansdell

Absent: Gaston, Russell

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is inconsistent with the *2040 Policy Map* for the majority of the site but consistent for a smaller portion of the site.

Commissioner Welton asked why this site is inconsistent with the policy map. Staff replied that the quadplex buildings are inconsistent with Neighborhood 1 place type but are consistent with the Community Activity Center place type.

Commissioner Welton asked if there was any contribution to affordable housing as part of this petition. Staff replied that there is commitment to either provide \$500,000 to the West Side Land Trust for affordable housing or to donate land to the West Side Land Trust for affordable housing. That land may be on site or off site as mutually agreed upon.

Commissioner Welton asked what the plans and timing are for Garrison Road improvements. CDOT staff responded that the petitioner is responsible for improving their frontage with two 11' travel lanes with a center two-way left turn lane. Additionally, a nearby project will be improving other parts of Garrison Road. The city also has a CIP project that will improve West Boulevard and the I-485 interchange.

Commissioner Lansdell inquired about the West Boulevard extension and Catawba River crossing. He also stated that he has concerns about the safe equitable transportation component in the vicinity of the site. CDOT staff replied that there are no immediate plans for the Catawba River crossing but other projects will contribute to improved mobility in the vicinity.

Commissioner Rhodes asked if there is any affordable housing planned as part of the project outside of the donations of land or funds to the West Side Land Trust. Staff replied that there was not.

While voting in support of the petition Commissioner Welton expressed his concern for the lack of transportation infrastructure in the vicinity of the site and his understanding of Commissioner Lansdell's position.

MINORITY OPINION

Commissioner Lansdell stated that he doesn't feel that this petition provides enough safe and equitable mobility for the long term when considering transportation deficiencies in the vicinity of the site.

PLANNER

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