



Zoning Committee

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<b>REQUEST</b>	Current Zoning: MX-2 (INNOV) LLWCA, mixed use (innovative) Lower Lake Wylie Critical Area Proposed Zoning: MX-2 (INNOV) LLWCA SPA, mixed use (innovative) Lower Lake Wylie Critical Area Site Plan Amendment
<b>LOCATION</b>	Approximately 52.67 acres located on south side of Old Dowd Road and east side of Amos Smith Road.  (Outside City Limits)
<b>PETITIONER</b>	Lennar Carolinas, LLC

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**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

**To Approve:**

This petition is found to be consistent with the *2040 Policy Map* 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 site.

Therefore, 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 proposed site plan amendment is consistent with the Neighborhood 1 Place Type for lower density housing. The Neighborhood 1 Place Type may consist of smaller lot single-family detached developments, small townhome buildings, and small multi-family buildings.
- The petition meets 2040 Comprehensive Plan Goal 2: Neighborhood Diversity and Inclusion and Goal 7: Integrated Natural & Built Environments.
- The petition commits to implementing an 8' planting strip and 8' sidewalk along Old Dowd Rd and 8' planting strip and 6' sidewalk along Amos Smith Rd.

The proposed development would only increase the number of daily trips by 20 over the existing conditional

zoning that would permit 240 single family detached dwellings.

Motion/Second: Gaston / Russell  
Yeas: Samuel, Gaston, Gussman, Harvey, Russell, Welton  
Nays: None  
Absent: Rhodes  
Recused: None

### **ZONING COMMITTEE DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the *2040 Policy Map*.

Commissioner Samuel inquired about why the petitioner had not resolved the outstanding issue to provide the requested 2.5 acre public park. Staff replied that the petitioner did not feel that they could accommodate the request. Commissioner Samuel asked whether Park & Recreation desired for the private open space shown on the site plan to be dedicated as public park space or if they desired a separate 2.5 acre park property. Staff replied that they were unsure of Park & Recreation's intentions.

Commissioner Russell stated that neighbors had expressed concerns with traffic in the area, particularly from residents of the peninsula and asked about planned transportation improvements near the site. CDOT replied that there was an effort to require a secondary access over the railroad and out to Old Dowd Rd but the railroad company had denied the additional crossing.

### **PLANNER**

Joe Mangum (704) 353-1908