



Zoning Committee

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**REQUEST**

Current Zoning: R-3 LLWPA (single family residential, Lower Lake Wylie Protected Area)  
Proposed Zoning: MX-2 (INNOV) (mixed-use, innovative, Lower Lake Wylie Protected Area)

**LOCATION**

Approximately 61.01 acres located west of Dixie River Rd and south of Sadler Rd in the River District.  
  
(Outside City Limits)

**PETITIONER**

Crescent Communities

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**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 5-0 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* (2022) based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends Community Activity Center for this 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 petition to rezone to MX-2 (INNOV) is compatible with the type of development proposed in the adjacent River District project.
- The designation of this area as a Community Activity Center place type anticipated this type of development in this area.
- This petition connects to the street network of adjacent developments that are either approved or currently in development review, facilitating a cohesive transportation system and connected community.
- The petition commits to several transportation improvements in the vicinity including the installation of a new traffic signal at West Boulevard & I-485 Inner Ramps and Dixie River Road frontage improvements to include an 8' planting strip, 6' buffered bike lane, and 8' sidewalk.

- The petition could facilitate the following 2040 Comprehensive Plan Goals:
  - 1: 10 Minute Neighborhoods
  - 2: Neighborhood Diversity & Inclusion
  - 3: Housing Access for All
  - 7: Integrated Natural & Built Environments

Motion/Second: Welton / Rhodes

Yeas: Gussman, Harvey, Rhodes, Russell, Welton

Nays: None

Absent: Barbee, Gaston

Recused: None

### **ZONING COMMITTEE DISCUSSION**

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

Commissioner Russell asked if Charlotte Water had committed to donating pipe to extend service to the site. Staff replied that that conversation usually occurs directly between the petitioner and Charlotte Water. Commissioner Russell asked who is responsible for maintenance of the pipe. Staff replied that the petitioner is responsible for installation of the pipe but Charlotte Water maintains the pipe.

### **PLANNER**

Joe Mangum (704) 353-1908