



Zoning Committee Recommendation

Rezoning Petition 2022-026

November 1, 2022

REQUEST

Current Zoning: R-3 LLWPA (single family residential, Lower Lake Wylie Protected Area)
Proposed Zoning: NS LLWPA (neighborhood services, Lower Lake Wylie Protected Area)

LOCATION

Approximately 3.15 acres on the southeastern corner of the intersection of Steele Creek Road and Shopton Road West.

(Council District 3 - Watlington)

PETITIONER

Cross Commercial Real Estate Group

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 inconsistent 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 Neighborhood 1 place type for this 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 petition would be an appropriate transition between the commercial uses to the north side of Shopton Rd West and the single family residential uses to the south of the site.
- The petition would improve the streetscape along both the Shopton Rd and Steele Creek Rd frontages with 8' planting strip and 6' sidewalk and 8' planting strip and 12' multi-use path, respectively.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 1: 10 Minute Neighborhoods
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities
 - 8: Diverse & Resilient Economic Opportunity

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

Motion/Second: Gaston / Harvey

Yeas: Gaston, Gussman, Harvey, Rhodes, Russell, Welton

Nays: None

Absent: Barbee

Recused: None

ZONING COMMITTEE DISCUSSION

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

Commissioner Rhodes commented that it was a positive development that the petitioner removed the request for Eating, Drinking, & Entertainment Establishments with drive through from the petition.

PLANNER

Joe Mangum (704) 353-1908