



Zoning Committee

REQUEST

Current Zoning: R-3 LLWWPA (single family residential, Lower Lake Wylie Watershed Protected Area)
Proposed Zoning: MX-1 LLWWPA (mixed use, innovative, Lower Lake Wylie Watershed Protected Area)

LOCATION

Approximately 18.39 acres located on the east side of Shopton Road West, north of Sledge Road across from Pine Harbor Road. (Outside City Limits)

PETITIONER

NorthState Residential, LLC

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be consistent with the *Steele Creek Area Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends residential uses up to 4 dwelling units per acre for this site.

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

- The proposed land use and density are consistent with the adopted land use recommendations for the site.
- The area is surrounded by low density residential uses.
- The proposed site plan provides a road network that supports connectivity in the area.
- The proposed site plan includes an existing cell phone tower, and allocates for the distance requirements for residential uses from cell phone towers.
- The request proposes an overall density of 3 dwelling units per acre, which is lower than the adopted plan recommendation of 4 units per acre.

Motion/Second: Ham / Watkins

Yeas: Fryday, Gussman, Ham, McClung, McMillan, Samuel and Watkins

Nays: None

Absent: None

Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a review of the request, noted that all outstanding were addressed and that it is consistent with the adopted plan. Staff recommended approval. A Commissioner inquired about potential cumulative impacts on traffic and CDOT provided information regarding improvements along Shopton Road West. It was further noted that the proposed request and by right development would generate the same number of trips. A Commissioner inquired about traffic projections for developments for age 55 and above. It was noted that, while this project may market itself toward older population, there are no age restrictions on purchasers. A Commissioner expressed appreciation for the proposed traffic improvements along Shopton Road West. There was a brief discussion regarding area school improvements that are in progress. There was no further discussion of this request.

PLANNER

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