



## Zoning Committee Recommendation

Rezoning Petition 2019-071

November 5, 2019

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### REQUEST

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

### LOCATION

Approximately 54.99 acres located on the south side of Sunset Road, east of Oakdale Road.  
(Outside City Limits)

### PETITIONER

FH 1524 Sunset Road, 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:

This petition is found to be **consistent** with the *Northwest District Plan* and is consistent with the *General Development Policies* which supports residential density up to six dwelling units per acre based on the information from the staff analysis and the public hearing and because:

- The plan recommends residential uses 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:

- At five dwelling units per acre, the petition is less dense than what the *General Development Policies* support.
- The petition respects the existing neighboring single-family development by strategically grouping townhomes at the front of the site off Sunset Road.
- The petition commits to enhancing the pedestrian environment through multiple site design elements.
- The petitioner commits to dedicating land to Mecklenburg County for greenway development, as recommended in the Northeast District Plan.

The approval of this petition will revise the adopted future land use as specified by the *Northwest District Plan*, from residential development up to four dwelling units per acre use to residential development up to six dwelling units per acre use for the site.

Motion/Second: Nwasike / Ham  
Yeas: Barbee, Gussman, Ham, McClung, Nwasike, and  
Spencer  
Nays: None  
Absent: Watkins and Wiggins  
Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan. A commissioner inquired about transportation issues expressed at the community meeting. A CDOT staff member noted that issues had been ironed out.

There was no further discussion of this petition.

**PLANNER**

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