



Zoning Committee

## Zoning Committee Recommendation

Rezoning Petition 2019-160

June 30, 2020

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**REQUEST**

Current Zoning: R-3 LWPA (single-family residential, Lake Wylie Protected Area)  
Proposed Zoning: MX-2 (Innov) LWPA (mixed use, innovative standards, Lake Wylie Protected Area) with five years vested rights.

**LOCATION**

Approximately 80.78 acres located on the north side of Pleasant Grove Road between Hutcheson Lane and Kelly Road.  
(Outside City Limits)

**PETITIONER**

Meritage Homes of the Carolinas, Inc.

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**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 *Northwest District Plan (1990)*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends residential uses at up to four dwelling units per acre.

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:

- This petition proposes 280 single family attached dwelling units, at 3.47 units per acre, which is consistent with the recommended density of the *Northwest District Plan (1990)* of up to 4 dwelling units per acre.
- Surrounding retail, church, school, and park uses will provide support services for the proposed attached residential use.
- The petition commits to incorporate design standards that stay true to the desired residential character of the area, such as minimizing the visual impact of garage doors, and using a combination of construction materials.
- The petition proposes to incorporate street connectivity in the construction of the site by including multiple entrances and exits into the development, and by dedicating right of ways to CDOT for future residential and collector roads.
- The petition commits increasing future residents' quality of life by dedicating a 100-foot SWIM buffer and a minimum of 2

acres of site area to Mecklenburg County for future greenway use and for a future neighborhood park.

Motion/Second: Kelly / Ham

Yeas: Gussman, Ham, Kelly, Nwasike, Spencer, Watkins, and Wiggins

Nays: None

Absent: None

Recused: None

#### **ZONING COMMITTEE DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan. Staff noted the location of the Kelly Rd. landfill and existing Pleasant Grove Memorial Park Cemetery to the proposed rezoning. Location of existing Charlotte Water easement through the site was discussed and noted that the proposed project would require no greater coordination than a project done under the current zoning and would be done through the permitting process.

There was no further discussion of this petition.

#### **PLANNER**

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