



Zoning Committee

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**REQUEST**

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

**LOCATION**

Approximately 23.15 acres located on the north side of Oakdale Road between Miranda Road and Interstate 485.  
(Outside City Limits)

**PETITIONER**

Suncrest Real Estate and Land

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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 inconsistent with the *Northwest District Plan (1990)* recommendation for single-family residential use of up to four dwelling units per acre and for open space/parkland. The petition is consistent with the *General Development Policies* recommendations which support a density of up to 6 dwellings per acre based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single-family residential use of up to four dwelling units per acre.

However, 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 a maximum of 138 residential townhouse-style dwelling units, for a density of six dwelling units per acre. This density is consistent with the *General Development Policies* support for residential development at up to eight dwelling units per acre.
- The petition commits to following the *General Development Policy* guidelines for townhomes which include using porches as a prominent feature of the building façade and minimizing the visual impact of garage doors. These additional design guidelines will contribute to the single-family character of the area.
- The petition includes a 100-foot watershed buffer and tree save area between development on this site and all single-family homes on the surrounding parcels, protecting the

floodplain on this parcel, and also providing an appropriate buffer between the proposed dwelling units and the surrounding single-family homes.

- The petition will plan for connectivity in the area by constructing a collector road at the back of the parcel that will connect to other future developments.

The approval of this petition will revise the adopted future land use as specified by the *Northwest District Plan*, from single-family residential up to four units per acre and park/open space to residential up to 6 units per acre.

Motion/Second: Welton / Barbee

Yeas: Barbee, Blumenthal, Kelly, McMillan, Nwasike, Samuel, and Welton

Nays: None

Absent: None

Recused: None

**ZONING COMMITTEE DISCUSSION**

Staff provided a summary of the petition and noted that it is Choose an item. with the adopted area plan.

A commissioner asked if there was a timeline for a proposed traffic circle at Oakdale Road and Miranda Road. CDOT stated that there was no timeline from NCDOT.

There was no further discussion of this petition.

**PLANNER**

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