



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2021-027

July 6, 2021

REQUEST

Current Zoning: R-3 LWPA (single family residential, Lake Wylie Protected Area)

Proposed Zoning: R-8MF(CD) LWPA (multi-family residential, conditional, Lake Wylie Protected Area)

LOCATION

Approximately 18.97 acres bound by the north side of Interstate 485, south side of Mt. Holly-Huntersville Road, and east side of Oakdale Road.

(Outside City Limits)

PETITIONER

Evergreen Living

**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 inconsistent with the *Northwest District Plan* (1990) recommendation of single family based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family residential up to 4 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 up to 140 single family attached dwelling units for a density of 7.38 DUA.
- While inconsistent with the area plan and with the *GDP* recommendation of a density between 4-6 DUA, the petition does help to fulfill the area plan's goal of encouraging a wide range of housing opportunities with an emphasis upon quality of development.
- The parcel to the left of the site has a future land use of Single-Family/Multi-Family up to 8 DUA, meaning that the slightly higher density requested in this petition would not be out of character with the potential density allowed in the adjacent parcel.
- The petition proposes to incorporate certain architectural and design features for an enhanced pedestrian experience, including minimized garage doors, 6-foot sidewalks and 8-foot planting strips along internal streets, and a 12-foot shared-

use path and 8-foot planting strip along the site's frontage on Mt. Holly-Huntersville Road.

- The petition proposes constructing a public street in the middle of the site with two street stubs on either end, to ensure street connectivity and access between future constructed developments on the site's adjacent parcels.

The approval of this petition will revise the adopted future land use as specified by the *Northwest District Plan* (1990), from Single Family Residential <= 4 DUA to Residential <= 8 DUA for the site.

Motion/Second: Welton / Rhodes

Yeas: Blumenthal, Ham, Rhodes, Spencer, Samuel, and Welton

Nays: None

Absent: Chirinos

Recused: None

ZONING COMMITTEE DISCUSSION

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

There was no further discussion of this petition.

PLANNER

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