File #: 15-17784, **Version:** 1

Rezoning Petition: 2021-119 by Profile Homes

Location: Approximately 30.16 acres located on the southwest side of Freedom Drive, east of Toddville Road, and north of Tuckaseegee Road. (Council District 3 - Watlington)

Current Zoning: R-3 LLWPA (single-family residential, Lower Lake Wylie Protected Area), INST LLWPA (institutional, Lower Lake Wylie Protected Area), and MX-2 (INNOV) LLWPA (mixed-use - innovative, Lower Lake Wylie Protected Area)
Proposed Zoning: MX-2 (INNOV) LLWPA (mixed-use - innovative, Lower Lake Wylie Protected Area), MX-2 (INNOV) LLWPA SPA (mixed-use - innovative, Lower Lake Wylie Protected Area, site plan amendment)

Staff Recommendation:
Staff recommends APPROVAL of this petition upon resolution of requested technical revisions related to site and building design.

Attachments:
Pre-Hearing Staff Analysis