



Zoning Committee Recommendation

Rezoning Petition 2022-170

May 15, 2023

REQUEST

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

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

LOCATION

Approximately 11.23 acres located at the southeast intersection of Oakdale Road and Mt. Holly-Huntersville Road, north of Interstate 485
(Outside City Limits)

PETITIONER

Canvas Residential, LLC

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:

To Approve:

This petition is found to be **consistent** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The map recommends Neighborhood 2 place type.

Therefore, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- The site is located along Oakdale Road between I-485 interchange and Mt. Holly-Huntersville Rd.
- The proposal is a second phase of a residential community under construction to the east also between I-485 and Mt. Holly-Huntersville Rd.
- The area to the west and east are also recommended for Neighborhood 2 place type.
- The proposal adds to the mix of housing options in the area.
- The petition provides a transition from the Interstate to low density residential on the north side of Mt. Holly-Huntersville Rd.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:

- 2: Neighborhood Diversity & Inclusion
- 5: Safe & Equitable Mobility
- 6: Healthy, Safe & Active Communities

Motion/Second: Welton / Lansdell

Yeas: Gaston, Gussman, Harvey, Lansdell, Russell, Welton

Nays: None

Absent: Rhodes

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is consistent with the *2040 Policy Map*.

Commissioner Russell asked if it would be possible to put rezonings in proximity to one another close together on their agenda. Staff noted that the staff analysis did include a map showing nearby rezonings but it might be tricky to rearrange to agendas. Commissioner Russell then suggested just noting that they would be considering another rezoning nearby later in their meeting or they considered one earlier in the meeting would be helpful. Commissioner Welton asked about the recommendation for N2 when the existing zoning is R-3 and everything in the area is R-3 except the other part of this development. Staff explained that it was likely due to the fact that it's on Oakdale Road between the Mt-Holly Huntersville Rd and the interstate and those parcels would not be appropriate for single family detached development given the proximity to the highway and the way they are basically pinned in between Mt. Holly Huntersville and the interstate at the double roundabouts. Commissioner Welton noted that there was a similar parcel off I-85 at an exit and it was R-3 and recommended for N1 and expressed frustration about the inconsistencies on the *Policy Map* and was hopeful those will all be fixed soon. Commissioner Gaston asked about the access to and through the site and the access onto Oakdale Rd. Staff explained that the new street running through the site would connect to the existing development to the north and provide access out to Mt. Holly Huntersville Rd. and then the access at Oakdale Rd. was limited to a right-in, right-out due to the proximity to the two roundabouts. There was no further discussion of this petition.

PLANNER

John Kinley (704) 336-8311