



Zoning Committee

REQUEST

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

Proposed Zoning: R-5(CD) LWPA (single family residential, conditional, Lake Wylie Protected Area)

LOCATION

Approximately 7.68 acres located on the south side of Miranda Road, west of Primm Road.
(Outside City Limits)

PETITIONER

Thunderbyrd, 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:

This petition is found to be *consistent* with the *Northwest District Plan*, based on information from the staff analysis and the public hearing, and because:

- The petition is consistent with the *Northwest District Plan* recommendation for residential uses 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:

- The proposed density of 3.77 units per acre is less than what is allowed under the current zoning and is less than the adopted plan recommendation of four dwelling units per acre; and
- The proposed development is consistent with the density and land use recommendation for the site and surrounding area; and
- The new development will provide street connections and set up the future street network, which is consistent with the City Council connectivity policy.

Motion/Second: Gussman / McClung

Yeas: Fryday, Gussman, Ham, McClung, McMillan, and Samuel

Nays: None

Absent: Watkins

Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and stated there are no outstanding issues. Staff recommended approval of the request and noted it is consistent with the *Northwest District Plan*. A

Commissioner asked if staff had a chance to look at traffic concerns expressed by some of the residents. CDOT staff stated that a four-way stop sign is not permitted on Miranda Road because the subject right-of-way is a NCDOT facility. The Committee reviewed the proposed internal road network and stub connections. A Commissioner asked about the impacts on the vehicle trips due to the proposed rezoning. CDOT staff responded that the difference between what is permitted and what would be allowed would be miniscule. There was no further discussion.

Planner

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