

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2006 - 79

Property Owner: Dixie River Land Company LLC and Pappas Properties LLC

Petitioner: Pappas Properties, LLC

Location: Approximately 2.8 acres located on Windygap Road and fronting Lake Wylie.

Request: MX-1 LLWCA, mixed use Lower Lake Wylie Critical Area to R-3 LLWCA, single-family Lower Lake Wylie Critical Area.

Summary

This request proposes to rezone from MX-1, which would allow up to three dwelling units per acre and require a fifty foot buffer on the exterior property lines, to R-3 to allow up to three dwelling units per acre.

Consistency and Conclusion

This request is consistent with the Dixie Berryhill Strategic Plan, which recommends single-family development with up to five dwelling units per acre on this site and therefore is considered appropriate for approval.

Existing Zoning and Land Use

The surrounding properties are zoned R-5 and MX-1 and are occupied or being developed with single-family dwellings.

Rezoning History in Area

This property is part of the original rezoning for the Berewick mixed use development.

Public Plans and Policies

Dixie Berryhill Strategic Plan (adopted 2003). This plan recommends up to five dwelling units per acre on this site.

Proposed Request Details

This request would allow up to three dwelling units per acre and eliminate a fifty foot buffer on the exterior property lines.

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT notes that this site could generate approximately 150 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 80 trips per day. This will have a minor impact on the surrounding thoroughfare system.

CATS. CATS had no comment regarding this petition.

Connectivity. Connectivity is not an issue.

Storm Water. Storm Water Services notes that no additional requirements are needed at this time.

School Information. The school system did not comment on this request.

Outstanding Issues

Land Use. There are no outstanding land use issues regarding this request.

Site plan. There is no site plan associated with this petition.