

## **\*PRE-HEARING STAFF ANALYSIS\***

### **Rezoning Petition No. 2007-048**

**Property Owner:** Provident Development Group, Inc.

**Petitioner:** Provident Development Group, Inc.

**Location:** Approximately 2.14 acres located on the northeast side of Amos Smith Road between Bright Road and Beatty Drive

**Center, Corridor or Wedge:** Wedge

**Request:** R-5 (LWCA), single family residential to MX-2 (Innovative) (LWCA), mixed use district, innovative all within the Lake Wylie Critical Area

### **Summary**

This petition proposes to rezone 2.14 acres to MX-2 in order to be developed as a part of the Vineyard at Lake Wylie town home development.

### **Consistency and Conclusion**

This petition is consistent with the *South West District Plan* is considered appropriate for approval.

### **Existing Zoning and Land Use**

The properties on all sides of the petitioned site are zoned MX-2 and are included in the Vineyards at Lake Wylie planned community.

### **Rezoning History in Area**

The most recent rezoning in the immediate area was 2005-14 for the Vineyards. Approximately 598.37 acres were rezoned from R-5, R-MH, Inst (CD) and I-2 to MX-2 (Innovative) and NS for the development of up to 1,030 residential units at a density 1.7 dwelling units per acre. The existing building on the site may be used as office space (up to 70,000 square feet) or as a school. A NS component of approximately 9.5 acres will allow the development of up to 30,000 square feet of non-residential uses.

Provident Development Group, Inc has also filed rezoning petition 2007-050 to rezone 52.65 acres to allow the existing mobile home lots to be reconfigured for a single-family subdivision. The site will also become a component of the Vineyards at Lake Wylie.

## **Public Plans and Policies**

The *Dixie Berryhill Strategic Plan* (2003) shows the subject property as residential up to 5 dwelling units per acre. The surrounding property was rezoned in 2005 for a mixed use residential development at less than 4 dwelling units per acre, making this the guiding policy for the area.

The 2.14 acre parcel was excluded from the 2005 rezoning of the surrounding property because of separate ownership at the time. The 2005 rezoning was for an overall density of only 1.7 units per acre, although the sub-parcel surrounding the subject was for a higher density townhouse cluster. The current application anticipates about 10 townhouse dwellings on the subject, generally integrated into the approved plan for the surrounding land.

## **Proposed Request Details**

The site plan accompanying this petition shows the parcel incorporated into the previously approved town home development which surrounds it. Approximately 10.5 town home units are located on the site. This addition will allow the development of no more than 278 attached single family home or detached single-family homes on a total of 84.14 acres.

## **Public Infrastructure**

**Traffic Impact / CDOT Comments.** We previously commented on this petition in our March 2, 2007, memorandum to you. This site could generate approximately 20 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 70 trips per day. This will have a minor impact on the surrounding thoroughfare system.

**CATS.** CATS did not have comments on this petition.

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

**School Information.** There was no significant impact from the proposed development for Berryhill, Wilson Middle and West Mecklenburg High School. See attached report for more information.

## **Outstanding Issues**

**Land Use.** The proposal is consistent with adopted land use policy.

**Site plan.** There are no outstanding site plan issues associated with this petition.