

**ZONING COMMITTEE
RECOMMENDATION
April 25, 2007**

Rezoning Petition No. 2007-050

Property Owner: West Bloomfield Commons LLC

Petitioner: Provident Development Group, Inc.

Location: Approximately 52.65 acres located on the south side of Old Dowd Road and on the east side of Amos Smith Road

Center, Corridor or Wedge: Corridor

Request: R-MH (LLWCA), residential manufactured home to MX-2 (LLWCA) mixed use district all within the Lower Lake Wylie Critical Area

Action: The Zoning Committee unanimously recommended **APPROVAL** of this petition with the following modifications:

- A note has been added requiring 20-foot setback from edge of sidewalk and requiring all garages to be recessed 2-feet behind front elevation plane of house.
- All sidewalks will be 5-feet wide with a 4-foot planting strip between sidewalk and back of curb. Trees will be planted in front yard behind the sidewalk.
- The reverse frontage treatment along Amos Smith Road is noted as a class “C” buffer on the site plan.
- The eight-foot noise abatement fence will be a brick wall 8-foot in height with maximum of 10-12-foot spacing between brick pilasters. The wall would be topped with a pre-cast concrete cap or molded brick coping.
- Storm water and CDOT comments have been addressed.

Vote:

| | |
|---------|---|
| Yeas: | Carter, Chiu, Randolph, Ratcliffe, Sheild and Simmons |
| Nays: | None |
| Absent: | Loflin |

Summary of Petition

This petition proposes to rezone 52.65 acres to allow the existing mobile home lots to be reconfigured and reduced to 240 single-family lots while using the existing private streets and utilities as much as feasible. This site will become a component of the Vineyards at Lake Wylie and contains architectural restrictions such as a 6/12 roof pitch. This petition proposes innovative standards in relationship to the street type and constructions standards, front, side and rear yards and sidewalk type.

Zoning Committee Discussion/Rationale

Keith MacVean reviewed the petition and noted that all outstanding comments have been addressed. The request is consistent with the *Dixie Berryhill Strategic Plan* in terms of land use but not in terms of density. However, staff is recommending approval of this petition.

Statement of Consistency

Upon a motion made by Commissioner Ratcliffe and seconded by Commissioner Carter the Zoning Committee unanimously found this petition to be inconsistent with the *Dixie Berryhill Strategic Plan* but reasonable and in the public interest.

Vote

Upon a motion made by Commissioner Simmons and seconded by Commissioner Carter the Zoning Committee voted unanimously to recommend approval of this petition as modified.

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.