

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2007-96

Property Owners: Numerous

Petitioner: Rhein-Medall Communities

Location: Approximately 10.4 acres on the south side of Crosshaven Drive, east of Snug Harbor Road in the Palisades subdivision.

Center, Corridor, or Wedge: Wedge

Request: MX-3 (LLWCA), mixed-use in the Lower Lake Wiley watershed, and R-5 (LLWCA), single family residential in the Lower Lake Wiley watershed, to MX-1 (LLWCA), mixed residential in the Lower Lake Wiley watershed

Summary

This petition seeks to rezone an area to a district that allows private streets so that access can be provided to several existing lots on Lake Wiley. The proposed density is 1.3 homes per acre.

Consistency and Conclusion

This proposal is consistent with the *Southwest District Plan* and is accompanied by a satisfactory site plan. This petition is considered appropriate for approval.

Existing Zoning and Land Use

The MX-3 portion of the site is undeveloped but part of the approved Palisades development. The R-5 portion has existing subdivided lots, some undeveloped and some with single family residences. Property to the north is under development as part of the Palisades.

Rezoning History in Area

The Palisades was rezoned under Mecklenburg County jurisdiction in 2001.

Public Plans and Policies

The *Southwest District Plan* (1991) shows the subject property as single family residential.

Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- The new lots will comply with the water management requirements of the original Palisades rezoning but the existing lots will not. The existing lots will only have a 50-foot waterfront buffer.
- Approximately 42% of the site will be tree save area. Part of the tree save is also common open space.
- The entry road is proposed to be a private street and is not included in the rezoning. The design of that street will be finalized through the subdivision process.

Public Infrastructure

Traffic Impact / CDOT Comments. The petitioner has satisfied CDOT's concern over the intersection separation on Snug Harbor Road.

CATS. CATS had no comments on this petition. There is no public transit in the area.

Connectivity. There are no opportunities for additional connectivity from this site.

Storm Water. Storm Water Services is satisfied with the improvements proposed by the petitioners.

School Information. While the school system did not comment on this petition, the proposed zoning allows fewer residential units than would be allowed under the existing zoning. That would result in no impact on the school system.

Outstanding Issues

Land Use. The proposed rezoning is consistent with adopted plans and policies and is appropriate for approval from a land use perspective.

Site plan. There are no remaining site plan issues.