



Zoning Committee

REQUEST

Current Zoning: R-17MF(CD) LLWPA (multifamily residential, conditional, Lower Lake Wylie Protected Area)
Proposed Zoning: NS LLWPA (neighborhood services, Lower Lake Wylie Protected Area)

LOCATION

Approximately 1.61 acres located north of Dixie River Road, just west of Shopton Road.

(Outside City Limits) Closest to District 3 - Watlington

PETITIONER

MR3 Development, LLC

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be **inconsistent** with the *Dixie Berryhill Strategic Plan* with respect to land use based on the information from the staff analysis and the public hearing, and because:

- The plan recommends multifamily residential at no more than 17 dwelling units per acre for the site.

However, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- The proposed site plan limits the uses allowed in the NS (neighborhood services) zoning district to childcare center.
- Childcare centers are considered institutional land uses and are compatible in residential areas, at appropriate locations.
- The site is located on Dixie River Road, an existing major thoroughfare, one parcel away from Berewick Elementary School.

The approval of this petition will revise the adopted future land use as specified by the *Dixie Berryhill Strategic Plan* from multifamily residential at no more than 17 dwelling units per acre to institutional use for the site.

Motion/Second: Barbee / Welton

Yeas: Barbee, Blumenthal, Kelly, McMillan, Nwasike, Samuel, and Welton

Nays: None

Absent: None

Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is inconsistent with the adopted area plan.

There was no further discussion of this petition.

PLANNER

Joe Mangum (704) 353-1908