



Zoning Committee

REQUEST

Current Zoning: R-3 (single family residential) LWPA (Lake Wylie Protected Area)
Proposed Zoning: NS (neighborhood services) LWPA (Lake Wylie Protected Area)

LOCATION

Approximately 9.43 acres located on the south side of Mt Holly-Huntersville Road, west of Mountain Aire Circle and east of Northwoods Forest Drive.

(Council District 2 - Graham)

PETITIONER

City of Charlotte

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 7-0 to Choose an item. this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be inconsistent with the *Northwest District Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family residential at up to 4 dwelling units per acre.

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 rezoning to NS (neighborhood services) which proposes neighborhood services, a police station and emergency services for this site, is compatible with the single-family land use recommendation for the site and surrounding area.
- Police Stations and emergency services are complimentary uses for single-family residential areas, especially when the site is located along a major thoroughfare such as Mt. Holly – Huntersville Road, as they provide protection for the residents near the site
- Fire Station #33 is located 700 feet from this site, on Mt. Holly-Huntersville Road.
- The petition would contribute to multimodal mobility in the area by providing an 8’ planting strip and 12’ multi-

use path along the site's Mt. Holly-Huntersville Road frontage.

The approval of this petition will revise the adopted future land use as specified by the Northwest District Plan, from current recommended single-family up to 4 DUA land use to institutional land use for the site.

Motion/Second: Blumenthal / Ham
Yeas: Blumenthal, Chirinos, Ham, Rhodes, Samuel, Spencer 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