



Zoning Committee

REQUEST

Current Zoning: I-2 (general industrial)
Proposed Zoning: TOD-TR (transit transition)

LOCATION

Approximately 4.1 acres located on the south side of Southside Drive, west of Old Pineville Road and east of Yancey Road.
(Council District 3 - Watlington)

PETITIONER

Hive Fitness, 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 *Scaleybark Station Area Plan*, based on the information from the staff analysis and the public hearing and because:

- The *Scaleybark Station Area Plan* recommends office/industrial warehouse-distribution.

However we find this petition to Choose an item. public interest based on information from the staff analysis and the public hearing and because:

- The site is just under a ½ mile walk to Scaleybark Station on the LYNX Blue Line.
- The property directly across Old Pineville Road is zoned TOD-TR.
- Use of conventional TOD-TR (transit transition) zoning applies standards and regulations to create the desired form and intensity of transit supportive development, and a conditional rezoning is not necessary.
- TOD (transit oriented development) standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.

The approval of this petition will revise the adopted future land use as specified by the *Scaleybark Station Area Plan*, from office/industrial warehouse-distribution to transit oriented development - mixed for the site.

Motion/Second: Barbee/Blumenthal

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

Nays: None
Absent: None
Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the conventional rezoning petition and noted that it is inconsistent with the adopted area plan. There was no discussion of this request.

PLANNER

Claire Lyte-Graham (704) 336-3782