



Zoning Committee

REQUEST

Current Zoning: R-8 (single family residential)
Proposed Zoning: TOD-TR (transit oriented development – transit transition)

LOCATION

Approximately 0.76 acres located on the south side of Freeland Lane, east of South Tryon Street, and west of South Boulevard. (Council District 3 - Watlington)

PETITIONER

Boulevard Real Estate Advisors LLC (c/o Chris Branch)

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 plan recommends residential up to 8 dwelling units per acre.

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

- The subject site is just over a ¼ mile walk of the Scaleybark Transit Station on the LYNX Blue Line.
- The rezoning site abuts parcels rezoned to TOD-CC and TOD-TR.
- Use of conventional TOD-TR (transit oriented development-neighborhood center) 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 residential uses up to 8 dwelling units per acre to transit oriented development for the site.

Motion/Second: Wiggins / Watkins

Yeas: Gussman, Ham, Kelly, Nwasike, Spencer,
Watkins, and Wiggins
Nays: None
Absent: None
Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the conventional petition, briefly noting the changes in development patterns in the general area. There was no additional discussion of this petition.

PLANNER

Claire Lyte-Graham (704) 336-3782