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
Zoning Committee Recommendation

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