



Zoning Committee

REQUEST

Current Zoning: R-8 (single family residential)
Proposed Zoning: UR-2(CD) (urban residential, conditional)

LOCATION

Approximately 13.27 acres located on the east side of Interstate 77, west of Tryon Street and South of Clanton Road.
(Council District 3 - Watlington)

PETITIONER

Tripointe Homes

**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 consistent with the *Scaleybark Transit Station Area Plan*, based on the information from the staff analysis and the public hearing and because:

- The *Scaleybark Transit Station Area Plan* recommends residential uses up to 8 dwelling units per acre.

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

- The request is consistent with the adopted plan's recommended density.
- The project provides buffers along all property lines abutting single family homes, and along the property line adjacent I-77.
- A pedestrian network will be provided internal to the site.
- The development provides architectural standards addressing expanses of blank walls, building materials, and corner/end unit articulation.
- The project proposes transportation improvements along Orchard Circle.
- The proposed project yields fewer vehicular trips than development allowed under the existing zoning.
- The proposed project provides multiple points of ingress/egress to the site and creates an interconnected network of public streets and private alleyways.

Motion/Second: Kelly / Barbee

Yeas: Barbee, Blumenthal, Kelly, McMillian, 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 consistent with the adopted area plan. There was no further discussion of this petition.

PLANNER

Claire Lyte-Graham (704) 336-3782