



Zoning Committee

REQUEST	Current Zoning: I-2(TS-O) (general industrial, transit supportive optional), O-2 (office), and R-8 (single family residential) Proposed Zoning: TOD-NC (transit oriented development - neighborhood center)
LOCATION	Approximately 5.74 acres located at the southeastern intersection of South Tryon Street and East Peterson Drive, and the south side of East Peterson Drive, north of Yancey Road (Council District 3 - Watlington)
PETITIONER	White Point Partners

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be inconsistent with the *Scaleybark Transit Station Area Plan (2008)*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends office, industrial-warehouse-distribution, and single family residential uses for this site.

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 site is a ½-mile walk from the Scaleybark Station.
- The TOD-NC district may be applied to parcels within a 1-mile walking distance of an existing rapid transit station, or within ½ mile walking distance of an existing streetcar stop.
- The petition would allow for the redevelopment of the site to transit oriented uses.
- The TOD-NC zoning district maintains the high level of design standards associated with the TOD-UC zoning district, but TOD-NC is more appropriate for this site due to its lesser intensity and proximity to existing residential areas.
- The use of the conventional TOD-NC zoning applies standards and regulations to create desired form and intensity of transit supportive development, and a conditional rezoning is not necessary.
- TOD 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 Transit Station Area Plan* (2008), from office, industrial-warehouse-distribution, and single family residential uses to transit oriented development for the site.

Motion/Second: Spencer / Welton

Yeas: Chirinos, Ham, Rhodes, Samuel, Spencer and Welton

Nays: None

Absent: Blumenthal

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is Choose an item. with the adopted area plan.

Committee member Spencer asked whether parking uses are allowed under the TOD-NC district.

There was no further discussion of this petition.

PLANNER

Holly Cramer (704) 353-1902