



Zoning Committee

REQUEST	Current Zoning: I-1 (light industrial) Proposed Zoning: TOD-UC (CD) (transit oriented development - urban center, conditional)
LOCATION	Approximately 2.25 acres located on the north side of Blairhill Road, south of Clanton Road, and west of South Tryon Street. (Council District 3 - Watlington)
PETITIONER	Providence Group Capital, 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:

To Approve:

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 and industrial-warehouse-distribution uses for this site.

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

- The subject site is within a ½-mile walk of the Scaleybark Station.
- The TOD-UC district may be applied to parcels within a ½-mile walking distance of an existing rapid transit station, or within ½ mile walking distance of an adopted Metropolitan Transit Commission (MTC) alignment station location.
- The site will be limited to a maximum building height of 225 feet and will be required to opt into bonus provisions for any buildings exceeding 130 feet in height per TOD-UC standards.
- The site is located at the intersection two major thoroughfares, South Tryon Street and Clanton Road which is an area with many parcels zoned under various TOD districts.
- The proposal allows the site to be redeveloped with a transit supportive project.
- The use of conventional TOD-UC zoning applies

standards and regulations to create the 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 and industrial-warehouse-distribution uses to transit oriented development for the site.

Motion/Second: Blumenthal / Welton
 Yeas: Blumenthal, Chirinos, Ham, Rhodes, Samuel, Spencer and Welton
 Nays: None
 Absent: None
 Recused: None

ZONING COMMITTEE DISCUSSION

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

There was no further discussion of this petition.

PLANNER

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