



City Council Follow-Up Report From the November 16, 2020 Zoning Meeting

2020-013 – Boulevard Real Estate Advisors, LLC – Located on the eastern side of the intersection of Tryon Street and Cama Street, and south of Freeland Lane. (Council District 3- Watlington)

What is the rationale for why this parcel was not included in the TOD realignment rezoning last year since it is ½ mile from the Scaleybark Station?

Staff Response: The alignment zoning only included parcels that were recommended in the various area plans already adopted for TOD land uses. This property was not included in that recommendation in the area plan, and therefore, was not included in the alignment. Properties that were not consistent with adopted policy were not included as we could only align the TOD zoning consistent with adopted policy.

2020-042 – Boulevard Real Estate Advisors, LLC – Located east of South Tryon Street, south of Tryclan Drive, and west of Dewitt Lane. (Council District 1- Egleston)

What is the methodology used by staff as to why this parcel was not included in the TOD realignment rezoning last year, since it is close to the BlueLine Extension?

Staff Response: The alignment zoning only included parcels that were recommended in the various area plans already adopted for TOD land uses. This property was not included in that recommendation in the area plan, and therefore, was not included in the alignment. Properties that were not consistent with adopted policy were not included as we could only align the TOD zoning consistent with adopted policy.

The *Scaleybark Station Area* also provides specific policy guidance on the subject site and the other residential parcels along Ellenwood Place and Yorkshire Drive as noted below :

15. Similarly, **the single family properties on Ellenwood Place and Yorkshire Drive** are recommended for residential at 4 dua. However, if all property owners agree and the land is consolidated, redevelopment for TOD-Mixed would be appropriate. If redevelopment occurs, street connections to Dewitt Lane and Tryclan should be provided.

The residents and property owners worked with staff to develop the language in this policy. The conditional rezoning process allowed the property owners to comment on the request.