



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2019-097

November 5, 2019

REQUEST

Current Zoning: I-1 (light industrial) and I-1(CD) (light industrial, conditional)
Proposed Zoning: TOD-TR (transit oriented development - transit transition)

LOCATION

Approximately 17.02 acres located on the west side of South Tryon Street, south of Blairhill Road, south of Clanton Road, east of Interstate 77.
(Council District 3 - Mayfield)

PETITIONER

Ardent Acquisitions LLC

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

- The plan recommends office, industrial-warehouse distribution 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 subject site is within ½-mile walk of the Scaleybark Transit Station on the LYNX Blue Line.
- Since the adoption of the plan, TOD development has advanced in the direction of this parcel significantly.
- 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 in the *Scaleybark Station Area Plan*, from office/industrial/warehouse-distribution to transit oriented development for the site.

Motion/Second: Ham / Barbee
Yeas: Barbee, Gussman, Ham, McClung, Nwasike, and
Spencer
Nays: None
Absent: Watkins and Wiggins
Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the conventional and noted that it is inconsistent with the *Scaleybark Station Area Plan*. A Commissioner expressed concern over the comment by CMS that the proposed zoning district has too many allowed uses to determine number of children to be generated as a result of the development. Staff responded that there would be coordination with CMS to ensure population demographics appropriately capture anticipated students for larger acreages. The comprehensive plan currently in development will provide guidance. It was noted that a traffic study was submitted identifying proposed uses, but that the noted scenario may change because the petition is a conventional request. Another Commissioner expressed concern that the area does not seem pedestrian friendly, and CDOT staff responded that improvements in the area will support improved walkability. There was no further discussion.

PLANNER

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