



Zoning Committee

## Zoning Committee Recommendation

Rezoning Petition 2021-123

December 1, 2020

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**REQUEST**

Current Zoning: TOD-TR (transit oriented development – transition)  
Proposed Zoning: TOD-NC (transit oriented development – neighborhood center)

**LOCATION**

Approximately 3.03 acres located on the east side of South Tryon Street, north of Clanton Road, and west of South Boulevard.  
(Council District 3 - Watlington)

**PETITIONER**

Mill Creek Residential Trust

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**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 **consistent** 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 transit oriented development – mixed for this site.

Therefore, 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 site is within a 1-mile walk of both the Scaleybark Station and New Bern 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 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 proximity to areas of lesser intensity.
- The use of 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.

Motion/Second: Welton / Rhodes

Yeas:	Blumenthal, Chirinos, Rhodes, Samuel, Spencer and Welton
Nays:	None
Absent:	Ham
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**

Holly Cramer (704) 353-1902