



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2021-147

January 4, 2022

REQUEST

Current Zoning: TOD-CC (transit oriented development - community center)
Proposed Zoning: TOD-UC (transit oriented development - urban center)

LOCATION

Approximately 3.10 acres located at the northwest intersection of Clanton Road and Pelton Street, west of South Boulevard, and east 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:

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 use 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 ½-mile walk of both the Scaleybark Station and New Bern Station.
- The TOD-UC district may be applied to parcels within a ½-mile walking distance of an existing rapid station, or within ½ mile walking distance of an existing streetcar stop.
- The use of conventional TOD-UC 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: Blumenthal / Chirinos

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 consistent with the adopted area plan.

There was no further discussion of this petition.

PLANNER

Holly Cramer (704) 353-1902