

## Petition 2018-053 by Boulevard Real Estate Advisors

### To Approve:

The proposed land use for the parcels fronting South Tryon Street and the first parcel fronting Yorkshire Drive are consistent with the *Scaleybark Transit Station Area Plan*. The two parcels, located in the southeast quadrant of the subject site, are inconsistent with the *Scaleybark Transit Station Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends transit supportive mixed use for parcels fronting South Tryon Street and one parcel fronting Yorkshire Drive. The plan recommends residential uses at up to five dwelling units per acre for the two parcels located in the southeast quadrant of the subject 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 Transit Station on the LYNX Blue Line, and the proposed transit oriented development is consistent with the adopted plan for most of the subject site; and
- The proposal allows a site previously used for industrial/office uses to convert to transit supportive land uses; and
- The inconsistent parcels incorporated into the site would have to comply with the maximum building height and buffer requirements adjacent to the continuing single family residential as required by the TOD zoning standards; and
- The proposed plan maintains a 30-foot setback along Yorkshire Drive similar to the existing single family homes.

The approval of this petition will revise the adopted future land use for the two parcels located in the southeast quadrant of the subject site as specified by the *Scaleybark Transit Station Area Plan* from residential at up to five units per area to transit oriented development - mixed.

### To Deny:

The proposed land use for the parcels fronting South Tryon Street and the first parcel fronting Yorkshire Drive are consistent with the *Scaleybark Transit Station Area Plan*. The two parcels, located in the southeast quadrant of the subject site, are inconsistent with the *Scaleybark Transit Station Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends transit supportive mixed use for parcels fronting South Tryon Street and one parcel fronting Yorkshire Drive. The plan recommends residential uses at up to five dwelling units per acre for the two parcels located in the southeast quadrant of the subject site.

([However, we find](#)) this petition to not be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

- (To be explained by the Zoning Committee)

**Motion:**  
**Approve or Deny**  
**Maker:**  
**2<sup>ND</sup>:**

**Vote:**  
**Dissenting:**  
**Recused:**