

Petition 2018-117 by Hopper Communities, Inc.

To Approve:

This petition is found to be inconsistent with the *Scaleybark Transit Station Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The *Scaleybark Transit Station Area Plan* recommends office uses at the corner of South Tryon Street and East Peterson Drive, 12 dwelling units per acre along South Tryon Street, and 8 dwelling units per acre along East Cama Street.

([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 majority of the site is within ½ mile walk of the Scaleybark Station on the LYNX Blue Line.
- The project will allow for infill that will provide transit supportive uses within close proximity to a station area and TOD zoning designations.
- The project provides street oriented residential uses along East Cama Street and South Tryon Street, with internal units facing proposed internal streets.
- The project provides future connections that can allow for enhanced connectivity and block layout for future development.
- The project provides pedestrian elements that create an enhanced pedestrian network along East Cama Street, Heriot Avenue, and South Tryon Street.
- The proposed project provided adequate buffers and screening to adjacent residential on East Cama Street, and Peterson Drive.

The approval of this petition will revise the adopted future land use as specified in the *Scaleybark Transit Station Area Plan* from the current office, residential up to 8 dwelling units per acre, and residential up to 12 dwelling units per acre to residential up to 22 dwelling units per acre.

To Deny:

This petition is found to be inconsistent with the *Scaleybark Transit Station Area Plan* and the *New Bern Transit Station Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The *Scaleybark Transit Station Area Plan* recommends office uses at the corner of South Tryon Street and East Peterson Drive, 12 dwelling units per acre along South Tryon Street, and 8 dwelling units per acre along East Cama Street

([Therefore, 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:

2ND:

Vote:

Dissenting:

Recused: