



Zoning Committee Recommendation

Rezoning Petition 2018-117

November 5, 2019

REQUEST

Current Zoning: R-8 (single family residential) and MUDD(CD)
(mixed use development, conditional)
Proposed Zoning: UR-2(CD) (urban residential, conditional)

LOCATION

Approximately 4.02 acres located on the east side of South Tryon Street, south of East Cama Street and north of East Peterson Drive
(Council District 3 - Mayfield)

PETITIONER

Hopper Communities, Inc.

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

- The 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 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 E. Cama Street and S. 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 E. Cama Street, Heriot Avenue, and S. Tryon Street.
- The proposed project provided adequate buffers and screening to adjacent residential on E. 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 DUA, and residential up to 12 DUA to residential up to 22 DUA.

Motion/Second: McClung / Ham

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 request and stated all outstanding issues were addressed by the petitioner. Staff recommended approval of the petition noting it is inconsistent with the *Scaleybark Transit Station Area Plan*. There was no discussion of this petition.

PLANNER

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