

Petition 2020-013 by Boulevard Real Estate Advisors, LLC

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 residential uses up to 12 dwelling units per acre.

([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 architectural and design standards that commit to building materials, building orientation, and the pedestrian environment.
- The development will improve the streetscape treatment along East Cama Street and South Tryon Street.

The approval of this petition will revise the adopted future land use as specified in the *Scaleybark Transit Station Area Plan* from the current 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* based on the information from the staff analysis and the public hearing, and because:

- The *Scaleybark Transit Station Area Plan* recommends residential uses up to 12 dwelling units per acre.

([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: