



Zoning Committee

REQUEST

Current Zoning: R-5 (single family), B-1 (neighborhood business), I-1 (light industrial), and I-2 (general industrial)
Proposed Zoning: TOD-M(CD) (transit oriented development – mixed-use, conditional)

LOCATION

Approximately 3.17 acres located on the west side of South Tryon Street, north of Yorkshire Drive, and south of Clanton Road.
(Council District 3 - Mayfield)

PETITIONER

Boulevard Real Estate Advisors, 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:

The petition is found to be consistent with the *Scaleybark Transit Station Area Plan* for the parcels fronting South Tryon Street and the first parcel fronting Yorkshire Drive and inconsistent for the two parcels on Yorkshire Drive and located in the southeast quadrant of the subject site, 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 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.

Motion/Second: McClung / Gussman

Yeas: Fryday, Gussman, Ham, McClung, McMillan,
Samuel, and Watkins

Nays: None

Absent: None

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is partially consistent and partially inconsistent with the adopted area plan.

One Commissioner asked if the site is consistent with the proposed Transit Orientated District language. Staff responded that site plan provided ground floor treatment, buffers, screened parking, and streetscape improvements which is consistent with the new language. This conditional petition does offer a 30-foot setback along Yorkshire Drive that would not be required in the proposed new TOD standards. However, the proposed standards could allow more building height than the current height plane standards applicable to this petition. There was no further discussion of this petition.

PLANNER

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