



Zoning Committee Recommendation

Rezoning Petition 2021-230

May 3, 2022

REQUEST

Current Zoning: TOD-NC (transit oriented development, neighborhood center)
Proposed Zoning: TOD-UC (transit oriented development, urban center)

LOCATION

Approximately 0.40 acres located on the east side of South Tryon Street, north of Remount Road, and south of Dunavant Street.

(Council District 3 - Watlington)

PETITIONER

Providence Group Capital, LLC

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be **consistent** with the *New Bern Station Area Plan* (2008) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends transit oriented development – mixed for the site.

Therefore, 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 site is within a ½-mile walk of the proposed Rampart Station, and just over a ½-mile walk to New Bern Station.
- The TOD-UC district may be applied to parcels within a ½-mile walking distance of an existing rapid transit station, or within ½-mile walking distance of an adopted Metropolitan Transit Commission (MTC) alignment station location.
- The site is located directly adjacent to a number of parcels zoned TOD-UC.
- The use of conventional TOD-UC zoning applies standards and regulations to create desired form and intensity of transit supportive development, and a conditional rezoning is not necessary.
- TOD standards include requirements for appropriate

streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.

Motion/Second: Welton / Blumenthal

Yeas: Blumenthal, Chirinos, Rhodes, Samuel, and Welton

Nays: None

Absent: Ham, Spencer

Recused: None

ZONING COMMITTEE DISCUSSION

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

Commissioner Welton commented that there have been a number of petitions in this area near the proposed Rampart Station and asked about the timetable of this station considering that petitions that have rezoned to a TOD district based on proximity to the future station.

Staff responded that although the completion date for the Rampart Station is not known at this time, the station has been funded. The TOD district is only able to be applied to sites meeting a set proximity to either existing stations or future stations that have been funded and adopted by the Metropolitan Transit Commission.

There was no further discussion of this petition.

PLANNER

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