

Petition 2017-035

To Approve as recommended by the Zoning Committee:

- I move that this petition is *consistent* with the *New Bern Transit Station Area Plan*, based on information from the staff analysis and the public hearing, and because:
 - The plan recommends residential uses.
- Therefore, this petition is found to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:
 - The subject site is just outside of the 1/2 mile walk from the East West Transit station on the Lynx Blue Line; and
 - The transit supportive overlay will allow for a transit supportive residential development in an urban form and at a scale that is appropriate in an urban development; and
 - The proposal supports pedestrian and streetscape design by placing units that front along West Tremont Avenue and by adding an eight-foot planting strip and six-foot sidewalk; and
 - This petition will help support the transition of the area to a more walkable transit district.

To Deny:

- I move that this petition is *consistent* with the *New Bern Transit Station Area Plan*, based on information from the staff analysis and the public hearing, and because:
 - The plan recommends residential uses.
- However, 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 City Council.)