

Petition 2019-024 by Investicore, LLC

To Approve:

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

- The plans recommend transit supportive development 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:

- A portion of the subject site is within ½-mile walk of the Scaleybark Station on the LYNX Blue Line.
- A portion of the subject site is within ½-mile walk of the New Bern Station on the LYNX Blue Line.
- The proposal permits a site previously used for office, industrial, and warehouse to convert to transit supportive land uses.
- Use of conventional TOD-CC (transit oriented development – community center) zoning applies standards and regulations to create the desired form and intensity of transit supportive development, and a conditional rezoning is not necessary.
- TOD (transit oriented development) standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.

To Deny:

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

- The plans recommend transit supportive development for the site.

([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 Zoning Committee)

Motion:

Approve or Deny

Maker:

2ND:

Vote:

Dissenting:

Recused: