

Petition 2019-005 by Ardent Acquisitions, LLC

To Approve:

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

- The plan recommends residential land uses at up to 22 units per acre.

([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 subject site is just outside of the 1/2 mile walk from the East/ West Transit station on the Lynx Blue Line.
- The urban district will provide transit supportive residential development in an urban form and at a scale that is appropriate in an urban development.
- The proposal supports pedestrian and streetscape design by placing units that front along West Tremont Avenue and adding an eight-foot planting strip and eight-foot sidewalk.
- This petition will help support the transition of the area to a more walkable transit district.

To Deny:

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

- The plan recommends residential land uses at up to 22 units per acre.

([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: