

Petition 2019-084 by Lake Mather, LLC

To Approve:

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

- The plan recommends residential development up to 4 dwelling units per acre.

However, 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 within ¼ mile of New Bern Station on the LYNX Blue Line.
- The proposal allows for a duplex or townhome development which provides a transition from the nonresidential uses and larger residential buildings along South Boulevard into the surrounding single family neighborhood.
- The building design requirements will help provide compatibility with the surrounding neighborhood.
- Building design will create useable porches and front entries oriented toward the street which will promote integration with the neighborhood.
- The proposed development allows for an infill project that provides transition to more intense uses on South Boulevard while minimizing impacts to existing residences due to its location at the edge of the neighborhood on Greystone Rd.

The approval of this petition will revise the adopted future land use in the *New Bern Station Area Plan*, from residential use up to 4 dwelling units per acre to residential use up to 12 dwelling units per acre.

To Deny:

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

- The plan recommends residential development up to 4 dwelling units per acre.

Therefore, 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: