

## Petition 2019-099 by Townes Mozer

### 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 office/industrial-warehouse-distribution land uses.

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 ½-mile walk of the New Bern Transit Station on the LYNX Blue Line.
- The plan notes that the block on which the subject property is located could be converted to TOD if all properties are consolidated for development. While this consolidation has not occurred, TOD development has advanced in the direction of this parcel significantly since plan adoption.
- Use of conventional TOD-NC (transit oriented development -neighborhood 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.

The approval of this petition will revise the adopted future land use in the *New Bern Station Area Plan*, from office/industrial-warehouse-distribution uses to transit oriented development for the site.

### 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 office/industrial-warehouse-distribution land uses.

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:

2<sup>ND</sup>:

### Vote:

### Dissenting:

### Recused: