



Zoning Committee Recommendation

Rezoning Petition 2019-084

November 5, 2019

REQUEST

Current Zoning: R-4 (single family residential)
Proposed Zoning: UR-1(CD) (urban residential, conditional)

LOCATION

Approximately 0.18 acres located on Greystone Road, east of South Boulevard, south of Marsh Road.
(Council District 1 - Egleston)

PETITIONER

Lake Mather, LLC

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

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 land uses up to 4 dwelling units per acre.

However we find this petition to be reasonable and in the public interest based on 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.

Motion/Second: Barbee / Gussman
Yeas: Barbee, Gussman, Ham, McClung, Nwasike, and
Spencer
Nays: None
Absent: Watkins and Wiggins
Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the request and stated all outstanding issues were addressed by the petitioner and read the modified Transportation Summary provided by CDOT supporting the project's commitment to improvements. Staff noted that it is inconsistent with the *New Bern Station Area Plan*. There was no discussion of this petition.

PLANNER

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