

Petition 2020-029 by JACo Acquisitions, LLC

To Approve:

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

- The plan recommends transit-oriented mixed use, as amended by petition 2018-130.

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 within a ½ mile walk of the New Bern Transit Station on the LYNX Blue Line.
- The proposal allows a site previously used for industrial/office purposes to be reused or redeveloped with a transit supportive project.
- Use of conventional TOD-NC 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 TOD-NC district may be applied to parcels within 1-mile walking distance of an existing rapid transit station.

To Deny:

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

- The plan recommends transit-oriented mixed use, as amended by petition 2018-130.

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 Zoning Committee)

Motion:
Approve or Deny
Maker:
2ND:

Vote:
Dissenting:
Recused: