

Petition 2020-018 by Hopper Communities

To Approve:

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

- The plan recommends institutional for the majority of the site and park/open space for the remainder.

However, 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 project site is along Baltimore Avenue, which is primarily residential in character.
- The existing R-22MF (multi-family residential) zoning would allow residential development at the proposed density.
- The proposed development will provide a transition from other multi-family developments and the single family homes along Baltimore Avenue.
- The proposed site plan will enhance the connectivity and walkability of the emerging mixed-use neighborhood.
- The parcels surrounding this site are being redeveloped from former industrial and vacant sites into a mixed-use area with office, residential and retail uses.

The approval of this petition will revise the adopted future land use as specified by the *New Bern Transit Station Area Plan* from institutional and park/open space to residential.

To Deny:

The petition is found to be **inconsistent** 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 institutional for the majority of the site and park/open space for the remainder.

Therefore, 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: