

Petition 2020-017 by Aspen Heights Partners

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 uses for the site.

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 proposed residential use is compatible with the surrounding uses.
- A 20-unit townhouse community is proposed on the opposite side of Baltimore Avenue via petition 2020-018.
- 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 development commits to community space for local non-profit organizations.
- The development commits to streetscape improvements, on street parking, a pedestrian refuge island, and a new ADA compliant bus waiting pad.

The approval of this petition will revise the adopted future land use as specified by the *New Bern Transit Station Area Plan* from institutional to residential greater than 22 dwelling units per acre.

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 uses for the site.

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: