

Petition 2020-129 by Providence Group Capital, 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 *New Bern Transit Station Area Plan* recommends transit-mixed use.

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 ¼ mile walk of the proposed Rampart Station and a little over ½ mile of the East/West Boulevard Station.
- The proposal allows a site previously used for industrial/office purposes to be reused or redeveloped with a transit supportive project.
- The parcels were rezoned from I-2 to TOD-NC via petition 2019-102.
- Use of conventional TOD-UC zoning applies standards and regulations to create the desired form and intensity of transit supportive development, and a conditional rezoning is not necessary.
- TOD standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.
- The TOD-UC district may be applied to parcels within ½-mile walking distance of an existing rapid transit station, or within ½ mile walking distance of a funded and adopted Metropolitan Transit Commission alignment station location.

To Deny:

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

- The *New Bern Transit Station Area Plan* recommends transit-mixed use.

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: