

## Petition 2020-127 by RAM Realty Advisors

### 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 residential up or equal to 22 dwelling units per acre.

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 site is within ½ mile walking distance from the East-West transit station. *The South End Station Area Plan* recommends higher density development within ½ mile of transit stations and the provision of sidewalks and other pedestrian amenities to improve access around station areas.
- 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.

The approval of this petition will revise the adopted future land use from multifamily residential uses up to or equal 22 dwelling units per acre as specified in the *New Bern Transit Station Area Plan* to transit oriented development for the site.

### 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 residential up or equal to 22 dwelling units per acre.

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:**  
**2<sup>ND</sup>:**

**Vote:**  
**Dissenting:**  
**Recused:**