

## Petition 2020-151 by Range Water Real Estate

### To Approve:

The petition is found to be **consistent** with the *New Bern Transit Station Area Plan* recommended land use but **inconsistent** with the recommended density, 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 project site abuts a townhome project under construction to the east, and is directly north of a parcel recently rezoned to accommodate townhomes.
- The project is an infill development that will contribute to a mix of housing types.
- The proposed site plan will enhance the connectivity and walkability of the emerging mixed-use neighborhood.
- The request limits the building height to 75 feet. The site is located within 1 mile of the East/West Boulevard Transit Station along the LYNX Blue Line. TOD-NC is permitted within 1 mile of the station and allows a building height up to 75 feet.
- 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 streetscape improvements and on street parking.

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

### To Deny:

The petition is found to be **consistent** with the *New Bern Transit Station Area Plan* recommended land use but **inconsistent** with the recommended density, 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.

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:**