



Zoning Committee Recommendation

Rezoning Petition 2020-151

February 2, 2021

REQUEST

Current Zoning: I-1 (light industrial)
Proposed Zoning: MUDD-O (mixed use development, optional)

LOCATION

Approximately 3.455 acres located along the north side of West Tremont Avenue, west of Tryon Street, and south of Woodcrest Avenue.
(Council District 3 - Watlington)

PETITIONER

Range Water Real Estate

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be inconsistent with the *New Bern Transit Station Area Plan* recommended residential land use but inconsistent with the recommended density, based on the information from the staff analysis and the public hearing and because:

- The plan recommends residential land uses up or equal to 22 units per acre.

However we find this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- 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 current recommended residential uses up or equal to 22 units per acre to new recommended residential uses greater than 22 dwelling units per acre for the site.

Motion/Second: Welton / Barbee

Yeas: Barbee, Blumenthal, McMillan, Samuel, and Welton

Nays: None

Absent: Kelly and Nwasike

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is inconsistent with the adopted area plan. A Commissioner asked why was MUDD chosen at this location, and staff responded it was the petitioner's decision and that an optional provision was needed in order to allow the design of the building.

There was no further discussion of this petition.

PLANNER

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