

## Petition 2020-185 by Providence Group Capital, LLC

### To Approve:

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

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

([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 1/4 mile of the proposed Rampart Station infill light rail station.
- The proposal allows a site previously used for industrial/office/warehouse purposes to be reused or redeveloped with a transit supportive project.
- 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 1/2-mile walking distance of an existing rapid transit station, or within 1/2 mile walking distance of a funded and/or adopted Metropolitan Transit Commission alignment station location.

### To Deny:

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

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

([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 the Zoning Committee)

### Motion:

#### Approve or Deny

#### Maker:

#### 2<sup>ND</sup>:

#### Vote:

#### Dissenting:

#### Recused: