

Petition 2020-194 by Toomey Avenue, LLC

To Approve:

This petition is found to be **consistent** with *New Bern Transit Station Area Plan* recommendation for land use but **inconsistent** with the adopted plan with regard to land use and density, and **consistent** with the *Central District Plan* recommendation for land use but **inconsistent** with the recommended density, based on the information from the staff analysis and the public hearing, and because:

- The petition is **consistent** with the *New Bern Transit Station Area Plan* recommendation for residential and office uses, but **inconsistent** with the *New Bern Transit Station Area Plan's* recommended industrial/warehouse/distribution land uses and multi-family residential up to 22 units per acre. The petition is also **consistent** with the *Central District Plan's* recommended residential uses, but **inconsistent** with the *Central District Plan's* recommendation for single family residential up to 5 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 directly abuts to the east a recently approved development allowing 325 multi-family residential units and 61,000 square feet of non-residential uses.
- 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 55 feet. The site is located within 1 mile of the East/West Boulevard Transit Station along the LYNX Blue Line. TOD-NC is applicable 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 multi-family residential up to 22 dwelling units to acre and office/industrial-warehouse-distribution and *Central District Plan* from single family residential up to 5 dwelling units per acre to residential greater than 22 dwelling units per acre, retail, and office.

To Deny:

This petition is found to be **consistent** with *New Bern Transit Station Area Plan* recommendation for land use but **inconsistent** with the adopted plan with regard to land use and density, and **consistent** with the *Central District Plan* recommendation for land use but **inconsistent** with the recommended density, based on the information from the staff analysis and the public hearing, and because:

- The petition is **consistent** with the *New Bern Transit Station Area Plan* recommendation for residential and office uses, but **inconsistent** with the *New Bern Transit Station Area Plan's* recommended industrial/warehouse/distribution land uses and multi-family residential up to 22 units per acre. The petition is also

consistent with the *Central District Plan's* recommended residential uses, but **inconsistent** with *the Central District Plan's* recommendation for single family residential up to 5 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 the Zoning Committee)

Motion:

Approve or Deny

Maker:

2ND:

Vote:

Dissenting:

Recused: