



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2021-037

July 6, 2021

REQUEST

Current Zoning: TOD-NC (transit oriented development – neighborhood center)
Proposed Zoning: TOD-UC (transit oriented development – urban center)

LOCATION

Approximately 0.76 acres located along the east side of South Tryon Street, north of Remount Road, and west of South Boulevard.
(Council District 3 - Watlington)

PETITIONER

Providence Group Capital, LLC

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

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

- The plan recommends transit-mixed use for this site.

Therefore 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:

- The site is within a ½-mile walk of the proposed Rampart Station.
- The proposal allows a site that is currently used for auto-repair purposes to be redeveloped with a transit supportive project.
- The parcels were rezoned from I-2 to TOD-NC as part of petition 2019-102.
- The TOD-UC district may be applied to parcels within a ½-mile walking distance of an existing rapid transit station, or within ½ mile walking distance of an adopted Metropolitan Transit Commission (MTC) alignment station location.
- The use of conventional TOD-UC zoning applies standards and regulations to create 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.

Motion/Second: Blumenthal / Welton
Yeas: Blumenthal, Ham, Rhodes, Samuel, Spencer
and Welton
Nays: None
Absent: Chirinos
Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan.

There was no further discussion of this petition.

PLANNER

Holly Cramer (704) 353-1902