

Petition 2021-057 by Providence Group Capital, LLC

To Approve:

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 the 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 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 proposal allows a site that was previously used for auto-repair commercial uses 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 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.

To Deny:

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.

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:

2ND:

Vote:

Dissenting:

Recused: