

Petition 2021-072 by NRP Properties, LLC

To Approve:

This petition is found to be **inconsistent** with the *New Bern Station Area Plan* (2008) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends office and industrial-warehouse-distribution uses for this site.

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 site is within a ½-mile walk of the New Bern Station and just over a ½-mile walk to the Scaleybark Station.
- The TOD-CC district may be applied to parcels within a ½-mile walking distance of an existing rapid station, or within ½ mile walking distance of an existing streetcar stop.
- The petition would allow for the redevelopment of the site to transit supportive uses.
- The site is located in an area of moderate intensity development, appropriate for the application of the TOD-CC zoning district.
- The site is in close proximity to a number of areas zoned as transit oriented development districts.
TOD standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.

The approval of this petition will revise the adopted future land use as specified by the *New Bern Station Area Plan* (2008), from industrial uses to transit oriented development for the site.

To Deny:

This petition is found to be **inconsistent** with the *New Bern Station Area Plan* (2008) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends office and industrial-warehouse-distribution uses for this site.

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: