



Zoning Committee

REQUEST

Current Zoning: I-1 (light industrial)
Proposed Zoning: TOD-NC (transit oriented development-neighborhood center)

LOCATION

Approximately 2.60 acres located on the south side of West Tremont Avenue, west of Tryon Street and north of Brookhill Road.
(Council District 3 - Watlington)

PETITIONER

RAM Realty Advisors

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

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

- The plan recommends residential up or equal to 22 dwelling units per acre.

However 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 ½ mile walking distance from the East-West transit station. The South End Station Area Plan recommends higher density development within ½ mile of transit stations and the provision of sidewalks and other pedestrian amenities to improve access around station areas.
- The proposal allows a site previously used for industrial/office purposes to be reused or redeveloped with a transit supportive project.
- Use of conventional TOD-NC zoning applies standards and regulations to create the desired form and intensity of transit supportive development, and a conditional rezoning is not necessary.
- TOD (transit oriented development) standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.
- The TOD-NC district may be applied to parcels within 1-mile walking distance of an existing rapid transit station.

The approval of this petition will revise the adopted future land use as specified by the *New Bern Transit Station Area Plan*, from current recommended use of multifamily residential uses up to or equal to 22 dwelling units per acre to new recommended use for transit oriented development for the site.

Motion/Second: Welton / Barbee

Yeas: Barbee, Blumenthal, McMillan, Samuel, and Welton

Nays: None

Absent: Kelly and Nwasike

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is inconsistent with the adopted area plan. A Commissioner inquired about the permitted building height in the TOD-NC. Staff responded the base height is 75 feet with up to 130 feet with bonus. Staff further noted that the abutting TOD-UC at the corner allows a base height of 130 feet up to 300 feet with bonus. There was no further discussion of this request.

PLANNER

Claire Lyte-Graham (704) 336-3782