



Zoning Committee

REQUEST

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

LOCATION

Approximately 0.808 acres located along the west side of Distribution Street, east of South Tryon Street, and south of Dunavant Street.
(Council District 3 - Watlington)

PETITIONER

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 Transit Station Area Plan*, based on the information from the staff analysis and the public hearing and because:

- The adopted plan recommends transit oriented development-mixed.

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 subject site is within a 1/4 mile of the proposed Rampart Station infill light rail station.
- The proposal allows a site previously used for industrial/office/warehouse purposes to be reused or redeveloped with a transit supportive project.
- 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.
- The TOD-UC district may be applied to parcels within 1/2-mile walking distance of an existing rapid transit station, or within 1/2 mile walking distance of a funded and/or adopted Metropolitan Transit Commission alignment station location.

Motion/Second: Blumenthal / Nwasike
Yeas: Barbee, Blumenthal, Kelly, Nwasike, Samuel,
and Welton
Nays: None
Absent: None
Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the conventional petition and noted that it is consistent with the adopted area plan. Staff explained to the Commission the high volume of recent rezonings in the immediate area requesting the more intensive TOD-UC district is due to the proposed Rampart Station. There was no discussion of this petition.

PLANNER

Claire Lyte-Graham (704) 336-3782