



Zoning Committee

REQUEST	Current Zoning: I-2 (general industrial) Proposed Zoning: TOD-M (transit oriented development – mixed-use)
LOCATION	Approximately 0.42 acres located on the south side of Griffith Street, east of New Bern Street. Council District 3 - Mayfield
PETITIONER	TwentyNine Fifteen Operations, LLC

ZONING COMMITTEE ACTION VOTE	The Zoning Committee voted 6-0 to recommend APPROVAL of this petition. Motion/Second: Majeed / Sullivan Yeas: Fryday, Majeed, McMillan, Sullivan, Ham, and Watkins Nays: None Absent: Nelson, McClung, and Spencer Recused: None
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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 the petition.

ZONING COMMITTEE STATEMENT OF CONSISTENCY The Zoning Committee voted 6-0 (motion by Majeed seconded by Watkins) to adopt the following statement of consistency:

The proposed rezoning is consistent with the *New Bern Transit Station Area Plan*, based on information from the staff analysis and the public hearing, and because:

- The plan recommends mixed use transit supportive development.

Therefore, this petition was found 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 1/2 mile walk of the New Bern Transit Station on the LYNX Blue Line; and
- The proposal allows a site previously used for industrial/office to convert to transit supportive land uses; and
- Use of conventional TOD-M (transit oriented development – mixed-use) zoning applies standards and regulations to create the desired form and intensity of transit supportive development, and a conditional rezoning is not necessary;

and

- TOD (transit oriented development) standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.

Planner

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