



Zoning Committee

REQUEST	Current Zoning: I-2 (CD) (general industrial, conditional) Proposed Zoning: UR-2(CD), (urban residential, conditional)
LOCATION	Approximately 5.58 acres located on the south side of west Tremont Avenue, west of South Tryon Street. (Council District 3 - Mayfield)
PETITIONER	Ardent Acquisitions LLC

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 7-0 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 plan recommends residential land uses at up to 22 units per acre.

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 just outside of the 1/2 mile walk from the East/ West Transit station on the Lynx Blue Line.
- The urban district will provide transit supportive residential development in an urban form and at a scale that is appropriate in an urban development.
- The proposal supports pedestrian and streetscape design by placing units that front along West Tremont Avenue and adding an eight-foot planting strip and eight-foot sidewalk.
- This petition will help support the transition of the area to a more walkable transit district.

Motion/Second: Watkins / Gussman
Yeas: Gussman, Ham, McClung, Spencer, Nwasike, Watkins, and Wiggins
Nays: None
Absent: None
Recused: None

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan, with outstanding issues addressed. A commissioner noted that a question was raised as to the adequacy of the street network, which appears to be sufficient for the development proposed, and included future connectivity. Another commissioner asked if additional outreach had been made to adjoining residents. It was noted that the applicant had gone door to door in the community, and received no input that warranted change to the plan.

There was no further discussion of this petition.

PLANNER

Solomon Fortune (704) 336-8326