

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2007 - 083

Property Owner: CLT Group, LLC

Petitioner: GreenHawk Partners, LLC

Location: Approximately 24.49 acres located on both sides of Dunavant Street and on the west side of South Boulevard, north of Remount Road. Also, one parcel located at the intersection of Rampart Street and Hawkins Street.

Center, Corridor or Wedge: Corridor

Request: I-2, general industrial to TOD-M, transit oriented development mixed use

Summary

This request would allow transit oriented development along the south rail line.

Consistency and Conclusion

This request is consistent with the *General Development Policies – Transit Station Area Principles* and the draft *New Bern Transit Station Area Plan*, which recommend transit supportive development at this location. Therefore, this request would be considered appropriate for approval.

Existing Zoning and Land Use

The surrounding properties are zoned I-2, B-2, and TOD-M and are occupied by retail and industrial uses.

Rezoning History in Area

Several of the surrounding properties have recently been rezoned to TOD-M.

Public Plans and Policies

General Development Policies – Transit Station Area Principles (adopted 2001). These policies recommend the establishment of transit supportive development within a ½ mile walk of a rapid transit station. The subject property consists of a number of small parcels along the future South Corridor light rail line, generally within ½ mile of the East/West or New Bern stations.

New Bern Transit Station Area Plan (draft). After this draft is finalized, planning staff will hold a community meeting to review the draft plan recommendations. Staff will initiate the plan approval process after the community meeting. The subject property is recommended in the draft plan as appropriate for transit supportive development.

Proposed Request Details

This request would allow transit oriented development along the south rail line.

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT notes that with the array of uses allowed in both the I-2 and TOD-M zoning categories, a wide range of trip generation is possible for either the existing or proposed zoning scenarios. Given the size of the site, it's proximately to the light rail station, and the good street network in the area, CDOT feels that there should only be minor impacts to the transportation system resulting from this rezoning. Additional CDOT comments are attached.

CATS. CATS requests the petitioner to preserve the existing bus stop located at South and Iverson.

Connectivity. Connectivity is not an issue.

Storm Water. Storm Water Services notes that onsite and downstream complaints consist of flooding, blockage and erosion. This site drains to a stream listed as impaired by the NC Division of Water Quality. Additional storm water comments are attached.

School Information. The school planning staff did not comment on this request.

Outstanding Issues

Land Use. This request is consistent with the *General Development Policies – Transit Station Area Principles* and the draft *New Bern Transit Station Area Plan*, which recommend transit supportive development at this location.

Site plan. There is no site plan associated with this request.