

**\*PRE-HEARING STAFF ANALYSIS\***

**Rezoning Petition No. 2007 - 137**

**Property Owner:** South End Silos, LLC

**Petitioner:** South End Silos, LLC

**Location:** Approximately 1.50 acres located on the west side of South Boulevard and the south side of Remount Road

**Center, Corridor or Wedge:** Corridor

**Request:** TOD-M, transit oriented development mixed-use to TOD-MO, transit oriented development mixed-use optional.

**Summary**

This request would allow the re-use of existing structures on this site for transit oriented development with an option to allow parking between the buildings and the 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*. Staff feels that the optional request to allow parking between the rail line and the existing building would be temporary requiring the site to meet all TOD-M requirements as it redevelops. Therefore, this request would be considered appropriate for approval upon resolution of the outstanding site plan issues.

**Existing Zoning and Land Use**

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

**Rezoning History in Area**

A property to the west across the rail line was rezoned to TOD-M under petition 2006-12 while a property to the north across Remount Road was also rezoned to TOD-M under petition 2007-83.

**Public Plans and Policies**

***General Development Policies – Transit Station Area Principles (adopted 2001).*** These policies recommend the establishment of transit supportive development with a ½ mile walk of a rapid transit station. This property is along the South Corridor light rail line, with ½ mile of the New Bern station.

***New Bern Transit Station Area Plan (draft form).*** After the 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 uses.

### **Proposed Request Details**

This request would allow transit oriented uses within two existing structures with an option to allow parking between the existing buildings and the rail line. The plan also includes the following:

- Streetscape improvements will be installed along South Boulevard and Remount Road.
- If the site redevelops the developer will meet all TOD-M standards without any options.
- The developer will install improvements to meet the proposed *New Bern Transit Station Area Plan* recommendations.

### **Public Infrastructure**

**Traffic Impact / CDOT Comments.** CDOT notes that with the array of uses allowed in TOD-M and TOD-MO zoning categories, a wide range of trip generation is possible for either existing or proposed zoning scenarios. Given the size of the site, its proximity 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.

**CATS.** CATS has worked with the petitioner on the encroachment into the outer 30-feet of the 65-foot rail line right-of-way and is comfortable with the proposed parking. Additional CATS comments are attached.

**Connectivity.** Connectivity is not an issue.

**Storm Water.** Storm Water Services notes that downstream complaints consist of flooding and erosion. Additional 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*.

**Site plan.** The following site plan issues are still outstanding:

- The petitioner should note that the multi-use trail will be concrete.
- The petitioner should note that the decorative fence along the rail line will match fencing installed along the rail line in South End.
- The petitioner should show trees and shrubs in the 7-foot wide planting strip in the 35-foot setback along the rail line.
- The petitioner should add decorative lighting behind the ballast curb in the 35-foot setback along the rail line.