

**MEETING OF THE
ZONING COMMISSION
February 9, 2015**

Z-15-02-007 Urban Loop Right-of-Way (north of Burlington Road and east of Willowlake Road) – An original zoning from County-CD-SC (Conditional District-Shopping Center), County-RS-30 (Residential Single-Family) and County-AG (Agricultural) to City-R-3 (Residential Single-Family) – For the urban loop right-of-way, generally described as north of Burlington Road and east of Willowlake Road (3.7 acres) – City of Greensboro. **(FAVORABLE RECOMMENDATION)**

Staff Report for Z-15-02-007:

Mr. Kirkman stated that this site is designated as both **Mixed Use Corporate Park and Industrial Corporate Park** on the Generalized Future Land Use Map. The Mixed Use Corporate Park designation is intended for large tracts of undeveloped land near the City's fringe that are appropriate for well planned, larger scale business/employment parks with supporting uses such as retail, hotels, and residential. The Industrial Corporate Park designation applies to areas where present or anticipated uses include both light and heavy industrial uses, such as manufacturing, assembly, and fabrication; wholesaling and distribution; and corporate office and technology parks, which may be introduced to replace older heavy industrial uses. The proposed request does support the Comprehensive Plan's Growth at the Fringe Goal to provide a development framework for the fringe that guides sound, sustainable patterns of land use, limits sprawl, protects rural character, evidences sound stewardship of the environment, and provides for efficient provision of public services and facilities. As noted previously the proposed City-R-3 typically accommodates low density single-family detached residential development. This request is for urban loop right-of-way only. Staff is recommending approval of this request.

Comments on Z-15-02-007:

Mr. Gilmer asked if construction of the Urban Loop was on schedule. Mr. Ortega indicated that construction is on schedule and they anticipate a completion date in 2017.

Ms. Bachmann moved that in the matter of **Z-15-02-007**, the Greensboro Zoning Commission believes that its action to approve the zoning amendment containing the Urban Loop Right-of-Way from County-CD-SC (Conditional District-Shopping Center), County-RS-30 (Residential Single-Family) and County-AG (Agricultural) to City-R-3 (Residential Single-Family) is consistent with the adopted Connections 2025 Comprehensive Plan and considers the action taken to be reasonable and in the public interest because the request is consistent with the Growth at the Fringe Goal for the framework of the fringe that guides sound, sustainable patterns of land use; and the request is consistent with the Community Facilities Goal to provide community facilities, services, and infrastructure in a cost effective manner to meet the needs of citizens, contribute to quality of life, and support desired land use patterns; seconded by Mr. Gilmer. The Commission voted 8-0 in favor of the motion. (Ayes: Pinto, Placentino, Parmele, Gilmer, Bachmann, Griffin, Blackstock, Marshall. Nays: None.)