



Legislation Details (With Text)

**File #:** ID 17-0454    **Version:** 1    **Name:**

**Type:** Ordinance    **Status:** Passed

**File created:** 6/21/2017    **In control:** City Council

**On agenda:** 7/18/2017    **Final action:** 7/18/2017

**Title:** Ordinance Establishing Original Zoning for Property Located at 5812, 5908 and 5910 Lake Brandt Road, 2000, 2018 and 2020 Trosper Road and a Portion of the Trosper Road Right-of-Way

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. PLZ17-08and17-09COMBO\_LakeBrandtTrosper-Zoning, 2. PLZ17-08and17-09COMBO\_LakeBrandtTrosper-Aerial, 3. zoning staff report for PLZ 17-08 (Lake Brandt and Trosper Rd), 4. minutes for PL(Z) 17-08 (Lake Brandt and Trosper Rd).pdf, 5. trosper original zoning statement, 6. 17-0454 LakeBrandtTrosper original zone ord

Date	Ver.	Action By	Action	Result
7/18/2017	1	City Council	adopt	Pass

...Title

Ordinance Establishing Original Zoning for Property Located at 5812, 5908 and 5910 Lake Brandt Road, 2000, 2018 and 2020 Trosper Road and a Portion of the Trosper Road Right-of-Way

Department: Planning  
Council District: Proximate to District 3

Public Hearing: July 18, 2017  
Advertising Date/By: July 6 and 13, 2017/City Clerk

Contact 1 and Phone: Mike Kirkman 373-4649  
Contact 2 and Phone: Sue Schwartz 373-2149

**PURPOSE:**

Marc Isaacson, on behalf of Sun Capital, Inc., is requesting original zoning from **County AG** (Agricultural), **County LB** (Limited Business) and **County RS-40** (Residential Single Family) to **City PUD** (Planned Unit Development) for property located at 5812, 5908 and 5910 Lake Brandt Road, 2000, 2018 and 2020 Trosper Road and a portion of the Trosper Road right of way, generally described as north and south of Trosper Road and east of Lake Brandt Road.

As this request is associated with a voluntary annexation petition, the City Council will conduct a public hearing to consider and take action on this request at its **July 18, 2017** meeting.

**BACKGROUND:**

Following a public hearing on June 19, 2017, the Zoning Commission voted 8-0-1 to recommend approval of this request. Two persons spoke in favor of the request and eight spoke in opposition. (See attachment: Minutes of June 19, 2017 Zoning Commission). This request is associated with a voluntary annexation petition in order

to access City water and sewer for future development.

This original zoning request contains the following conditions:

1. Uses for Lot 1, containing 11.31 (+/-) acres, as shown on the approved PUD Concept Plan dated March 30, 2017, shall be limited to a maximum of 50 residential dwelling units.
2. Uses for Lot 2, containing 1.08(+/-) acres, as shown on the approved PUD Concept Plan dated March 30, 2017, shall be limited to all uses allowed in the C-M zoning district **except** animal shelters, bus terminals, shooting range, vehicle sales and service, bars and nightclubs, ABC stores and sexually oriented businesses, and the total square footage shall be limited to a maximum of 7,000 square feet.
3. Uses for Lot 3, containing 2.91 (+/-) acres, as shown on the approved PUD Concept Plan dated March 30, 2017, shall be limited to the uses allowed in the O zoning district **except** Funeral Home, Crematorium, Cemetery, Group Living Uses, Social Service Facilities, and Hotel/Motel and the total square footage shall be limited to a maximum of 20,000 square feet.
4. The maximum building height above ground on Lots 1, 2 and 3 shall not exceed 35 feet.

**BUDGET IMPACT:**

This item will have no budget impact.

**RECOMMENDATION / ACTION REQUESTED:**

The Zoning Commission **recommended** this request 8-0-1.

Planning recommends **approval** of the PUD zoning request based on:

- Request is consistent with the **Growth at the Fringe** goal to promote sound, sustainable land use patterns that provide for the efficient provision of public services and facilities.
- Request is consistent with the **Economic Development** goal to promote a healthy and diversified economy
- Request is consistent with the **Housing and Neighborhoods** goal to meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.