



Legislation Details (With Text)

File #: ID 16-0036 **Version:** 1 **Name:**
Type: Ordinance **Status:** Passed
File created: 12/23/2015 **In control:** City Council
On agenda: 1/19/2016 **Final action:** 1/19/2016
Title: Ordinance Rezoning Property Located at 625 Franklin Boulevard

Sponsors:

Indexes:

Code sections:

Attachments: 1. PLZ15-25_625FranklinBlvd-Zoning.pdf, 2. PLZ15-25_625FranklinBlvd-Aerial.pdf, 3. zoning staff report for PLZ 15-25 (625 Franklin Blvd).pdf, 4. zoning statement for PLZ 15-25 (625 Franklin Blvd).pdf, 5. minutes for PL(Z) 15-25 (625 Franklin Blvd).pdf, 6. 16-0036 Ordinance for PL(Z) 15-25 (625 Franklin Blvd).pdf

Date	Ver.	Action By	Action	Result
1/19/2016	1	City Council	adopt	Pass
1/13/2016	1	Infrastructure Committee	refer	

Ordinance Rezoning Property Located at 625 Franklin Boulevard

Department: Planning
Council District: District 1

Public Hearing: January 19, 2016
Advertising Date/By: January 7 and 14, 2016/City Clerk

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

PURPOSE:

Ardeanna Wideman is requesting rezoning from **R-5** (Residential Single Family) to **CD-O** (Conditional District Office) for property located at 625 Franklin Boulevard, generally described as east of Franklin Boulevard and north of Afton Drive

Because this request triggered an amendment to the Council adopted Heath Community Strategic Plan, the City Council will conduct a public hearing to consider and take action on this request at its **January 19, 2016** meeting.

BACKGROUND:

Following a public hearing on December 21, 2015, the Zoning Commission voted 8-1 to recommend approval of this request. Two persons spoke in favor of the request, none in opposition and one speaker did not take an official position on the request. (See minutes of the December 21, 2015 Zoning Commission meeting). Because this rezoning request was deemed in conflict with the Low Residential Future Land Use Map designation shown in the adopted Heath Community Strategic Plan, an amendment to that Plan was required.

Per the provisions of the adopted Neighborhood Plan both the rezoning request and associated Plan amendment must go to City Council for their review and action following a public hearing.

This rezoning request includes the following conditions:

1. All uses permitted in the Office district **except** drive thru uses.
2. Maintain the existing structure without expansion.
3. Site shall be limited to one freestanding sign, limited to a maximum of 8 feet in height.

The Office zoning district is primarily intended to accommodate office, institutional, supporting service and other uses. The Office district allows a variety of office uses in addition to personal and professional services uses that are generally of a moderate intensity. The district does not allow higher intensity retail or restaurant uses.

This request addresses the following MAP Goals:

MAP Goal 1 - Create an environment that promotes economic development opportunities and job creation

BUDGET IMPACT:

This item will have no budget impact.

RECOMMENDATION / ACTION REQUESTED:

The Zoning Commission voted 8-1 to **approve** this request.

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

- Request is consistent with the **Reinvestment/Infill** goal to promote sound investment in Greensboro's urban areas.

- Request is consistent with the **Economic Development** goal to promote a healthy, diversified economy with a strong tax base and opportunities for employment, entrepreneurship and for-profit and non-profit economic development for all segments of the community, including under-served areas such as East Greensboro.

COMMITTEE ACTION: This item was referred to Council by the Infrastructure Committee.