



## Legislation Details (With Text)

**File #:** ID 15-0725    **Version:** 1    **Name:**  
**Type:** Ordinance    **Status:** Passed  
**File created:** 8/17/2015    **In control:** City Council  
**On agenda:** 9/15/2015    **Final action:** 9/15/2015  
**Title:** Ordinance Establishing Original Zoning for Property Located at 4016 S. Elm-Eugene Street  
**Sponsors:**  
**Indexes:**  
**Code sections:**

**Attachments:** 1. PLZ15-17\_4016S ElmEugene-Zoning.pdf, 2. PLZ15-17\_4016S ElmEugene-Aerial.pdf, 3. zoning staff report for PLZ 15-17 (4016 S Elm-Eugene St).pdf, 4. zoning statement for PLZ 15-17 (4016 S Elm-Eugene St).pdf, 5. minutes for PL(Z) 15-17 (4016 S Elm-Eugene).pdf, 6. 15-0725 ordinance for PL(Z) 15-17 (4016 S Elm-Eugene St).pdf

Date	Ver.	Action By	Action	Result
9/15/2015	1	City Council	adopt	Pass

Ordinance Establishing Original Zoning for Property Located at 4016 S. Elm-Eugene Street

Department: Planning  
Council District: Proximate to District 1

Public Hearing: September 15, 2015  
Advertising Date/By: September 3 and 10/City Clerk

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### PURPOSE:

El Club Mexicano Real Estate Investment Inc. is requesting original zoning from **County AG** (Agricultural) to **City CD-C-M** (Conditional District Commercial Medium) for property located at 4016 S. Elm-Eugene Street, generally described as west of South Elm-Eugene Street and south of Elmsley Meadows Lane.

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 **September 15, 2015** meeting.

### BACKGROUND:

Following a public hearing on August 10, 2015, the Zoning Commission voted 8-0 to recommend approval of this request. One person spoke in favor of the request and none in opposition. (See attachment B: Minutes of the August 10, 2015 Zoning Commission meeting). This request is associated with a voluntary annexation petition. This CD-C-M original zoning request is subject to the following conditions:

1. All uses permitted in the C-M district **except** automobile, motorcycle repair service, major; automobile, motorcycle repair service, minor; automobile towing and storage services; boat repairs;

commercial parking; equipment rental & leasing (no outside storage); equipment repairs, light; kennels or pet grooming services; pest or termite control services; recreational vehicle parks or campsites; taxidermists; tourist homes (Bed and Breakfast); pawnshops; land clearing and inert debris landfills, minor; taxi terminals; warehouse and self storage; sexually oriented businesses; arts and crafts shows; and carnivals and fairs.

2. The architectural provisions of the SCOD-2 overlay district shall apply to all sites within the development; and

3. The building facades on the lots fronting S. Elm-Eugene St shall include a combination of three of the following materials: brick and brick veneer; stone, stone veneer and cultured stone; and stucco with architectural detailing.

This request addresses the following MAP Goals:

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

**MAP Goal 2 - Maintain infrastructure and provide sustainable growth opportunities**

**BUDGET IMPACT:**

This item will have no budget impact.

**RECOMMENDATION / ACTION REQUESTED:**

The Zoning Commission voted 8-0 to **approve** this request.

Planning recommends **approval** of the 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, 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.