



## Legislation Details (With Text)

**File #:** ID 15-0738    **Version:** 1    **Name:**  
**Type:** Ordinance    **Status:** Passed  
**File created:** 8/20/2015    **In control:** City Council  
**On agenda:** 9/15/2015    **Final action:** 9/15/2015  
**Title:** Ordinance Rezoning Property Located at 4405 United Street  
**Sponsors:**  
**Indexes:**  
**Code sections:**

**Attachments:** 1. PLZ15-18\_4405United-Zoning.pdf, 2. PLZ15-18-4405United-Aerial.pdf, 3. zoning staff report for PLZ 15-18 (4405 United St).pdf, 4. zoning statement for PLZ 15-18 (4405 United St).pdf, 5. minutes for PL(Z) 15-18 (4405 United St).pdf, 6. 15-0738 ordinance for PL(Z) 15-18 (4405 United St).pdf

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

Ordinance Rezoning Property Located at 4405 United Street

Department: Planning  
Council District: District 4

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

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

### PURPOSE:

Stephen Klee, on behalf of David A. Carter, is requesting rezoning from **R-5** (Residential Single Family) to **CD-O** (Conditional District Office) for property located at 4405 United Street, generally described as southwest of United Street and west of Lehigh Street.

This request was approved by the Zoning Commission but was subsequently appealed within the required 10 day appeal period. As such, 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 approve of this request. Three persons spoke in favor of the request and five in opposition. (See attachment B: Minutes of the August 10, 2015 Zoning Commission meeting). This approval was subsequently appealed to City Council within the required 10 day appeal period. This CD-O rezoning request is subject to the following conditions:

1. Tax parcels 0025316 (4405 United St) and 0025315 (4411 W Market St) will record an instrument to combine the two parcels prior to any utilization of tax parcel 0025316 for parking.
2. No structure will be placed on this property.

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 8-0 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.