



## Legislation Details (With Text)

**File #:** ID 18-0644    **Version:** 1    **Name:**  
**Type:** Ordinance    **Status:** Passed  
**File created:** 9/24/2018    **In control:** City Council  
**On agenda:** 10/16/2018    **Final action:** 10/16/2018

**Title:** Ordinance Establishing Original Zoning for Property Located at 1080Z and 1114 NC 68 North (Marc Isaacson for East Wind Development Company, LLC)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. PLZ18-19-1080-Zand1114NC68-Zoning.pdf, 2. PLZ18-19-1080-Zand1114NC68-Aerial.pdf, 3. PLZ18-19-1080-Zand1114NC68-GFLUM.pdf, 4. zoning staff report for PLZ 18-19 (1080Z & 1114 NC 68).pdf, 5. minutes for PL(Z) 18-19 (1080Z & 1114 NC 68).pdf, 6. zoning statement for PL(Z) 18-19 (1080Z & 1114 NC 68).pdf, 7. LLC info for 1080Z & 1114 NC 68 original zoning.pdf, 8. 18-0644 ordinance for PL(Z) 18-19 (1080Z & 1114 NC 68).pdf

Date	Ver.	Action By	Action	Result
10/16/2018	1	City Council	adopt	Pass

Ordinance Establishing Original Zoning for Property Located at 1080Z and 1114 NC 68 North (Marc Isaacson for East Wind Development Company, LLC)

**Department:** Planning  
**Council District:** Proximate to District 5

**Public Hearing:** October 16, 2018  
**Advertising Date/By:** October 4 and 11, 2018/City Clerk

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

### PURPOSE:

Marc Isaacson, for East Wind Development Company, LLC, is requesting original zoning from **County AG** (Agricultural) to **City PUD** (Planned Unit Development) for 1080Z and 1114 NC 68 North, generally described as east of NC 68 North and north of I-73.

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 **October 16, 2018** meeting.

### BACKGROUND:

Following a public hearing on September 17, 2018, the Zoning Commission voted 8-0 to recommend approval of this request. Two persons spoke in favor of this request and four spoke in opposition. (See minutes of the September 17, 2018 Zoning Commission meeting). This request is associated with a voluntary annexation petition in order to access City water and sewer for new commercial and residential development.

This rezoning request includes the following conditions:

1. Uses: Limited to Office, Retail, Commercial and Residential as shown on the PUD Concept Plan dated 6/13/18 and filed in connection with this PUD zoning application.
2. Applicant shall install an opaque fence a minimum 6 feet in height along the northern property boundary.

**BUDGET IMPACT:**

This item will have no budget impact.

**RECOMMENDATION / ACTION REQUESTED:**

The Zoning Commission recommended **approval** of this request 8-0.

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, 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.