



Legislation Details (With Text)

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On agenda:	1/15/2019	Final action:		1/15/2019	
Title:	Ordinance Rezoning Portion of Property Located at 1703 East Wendover Avenue - Benjamin D. Ridings, for Mema II, LLC				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	1. PL(Z)18-23-Portionof1703EWendoverAve-Zoning.pdf, 2. PL(Z)18-23-Portionof1703EWendoverAve-Aerial.pdf, 3. PL(Z)18-23-Portionof1703EWendoverAve-GFLUM.pdf, 4. zoning staff report for PL(Z) 18-23 (1703 E Wendover Ave).pdf, 5. minutes for PL(Z) 18-23 (1703 E. Wednover Ave).pdf, 6. LLC info for 1703 E. Wendover Ave rezoning.pdf, 7. zoning statement for PL(Z) 18-23 (1703 E Wendover Ave).pdf, 8. 19-0008 ord1703 E Wendover Ave.pdf				

Date	Ver.	Action By	Action	Result
1/15/2019	1	City Council	adopt	Pass

Ordinance Rezoning Portion of Property Located at 1703 East Wendover Avenue - Benjamin D. Ridings, for Mema II, LLC

Department: Planning
Council District: District 2

Public Hearing: December 18, 2018
Advertising Date/By: December 6 and 13, 2018/City Clerk

Note: This item was continued by City Council to the January 15, 2019 meeting without further advertising

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

PURPOSE:

Benjamin D. Ridings, for Mema II, LLC, is requesting rezoning from R-5 (Residential Single Family) to CD-LI (Conditional District Light Industrial) for portion of property located at 1703 East Wendover Avenue, generally described as north of East Wendover Avenue and west of Gatewood Avenue.

Because there were less than 6 affirmative votes to approve this request by the Zoning Commission the City Council will conduct a public hearing to consider and take action on this request at its **December 18, 2018** meeting.

BACKGROUND:

Following a public hearing on November 19, 2018, the Zoning Commission voted 5-2 to approve this rezoning request. Since there must be at least 6 affirmative votes for the Zoning Commission's decision to be considered

final this request automatically moved on to City Council for an additional public hearing before deciding on the request.

One person spoke in favor of the request and 3 persons spoke in opposition to the request. (See minutes of the November 19, 2018 Zoning Commission meeting).

This rezoning request includes the following conditions:

1. Uses shall be limited to all uses permitted in the LI district except the following: recreational uses; overnight accommodations; eating and drinking establishments; any use with drive-thru service; convenience stores with fuel pumps; taxi dispatch terminals; truck stops; car washes; park and ride facilities; flea markets; and junked motor vehicles.
2. No principal structures are permitted on the property associated with this rezoning.

BUDGET IMPACT:

This item will have no budget impact.

RECOMMENDATION / ACTION REQUESTED:

The Zoning Commission voted 5-2 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