



## Legislation Details (With Text)

**File #:** ID 19-0248    **Version:** 1    **Name:**  
**Type:** Ordinance    **Status:** Passed  
**File created:** 3/27/2019    **In control:** City Council  
**On agenda:** 4/16/2019    **Final action:** 4/16/2019  
**Title:** Ordinance for Rezoning - 4015 Marchester Way - Majed Abualssondos, on behalf of Mushira Abdelghani

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. PLZ19-12-4015MarchesterWay-Zoning.pdf, 2. PLZ19-12-4015MarchesterWay-Aerial.pdf, 3. PLZ19-12-4015MarchesterWay-GFLUM.pdf, 4. zoning staff report for PLZ 19-12 (4015 Marchester Way).pdf, 5. Zoning Minutes for PL(Z) 19-12 (4015 Marchester Way).pdf, 6. zoning statement for PL(Z) 19-12 (4015 Marchester Way).pdf, 7. 19-0248 ord 4015 Marchester Way).pdf

Date	Ver.	Action By	Action	Result
4/16/2019	1	City Council	adopt as amended	Pass

**...Title**

Ordinance for Rezoning - 4015 Marchester Way - Majed Abualssondos, on behalf of Mushira Abdelghani

Department: Planning  
Council District: District 1

Public Hearing: April 16, 2019  
Advertising Date/By: April 4 and 11, 2019/City Clerk

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

**PURPOSE:**

Majed Abualssondos, on behalf of Mushira Abdelghani, is requesting rezoning from **RM-12** (Residential Multifamily - 12) to **CD-C-M** (Conditional District Commercial Medium) for 4015 Marchester Way, generally described as west of Marchester Way and south of West Gate City Boulevard.

This request was approved by the Zoning Commission, but that decision was subsequently appealed and the City Council will conduct a public hearing to consider and take action on this request at its **April 16, 2019** meeting.

**BACKGROUND:**

Following a public hearing on March 18, 2019, the Zoning Commission voted 6-2 to approve this request. However this decision to approve the request was subsequently appealed within the required 10 day appeal period. There was one speaker in favor and one in opposition. (See minutes of the March 18, 2019 Zoning Commission meeting).

This rezoning request includes the following conditions:

1. All uses permitted in the C-M zoning district except Eating and Drinking Establishments with Drive Through Facilities; Bars, Nightclubs and Brewpubs; and Sexually Oriented Businesses

**BUDGET IMPACT:**

This item will have no budget impact.

**RECOMMENDATION / ACTION REQUESTED:**

The Zoning Commission **approved** this request 6-2.

Planning recommends **approval** of the CD-C-M zoning request based on:

- Request is consistent with the **Reinvestment/Infill** goal to promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.
- 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.