



Legislation Details (With Text)

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**File created:** 4/24/2019    **In control:** City Council

**On agenda:** 5/21/2019    **Final action:** 5/21/2019

**Title:** Ordinance for Original Zoning Located at 3618 McConnell Road - Delco Development Services, LLC

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. PL(Z)19-16-3618McConnellRd-Zoning.pdf, 2. PL(Z)19-16-3618McConnellRd-Aerial.pdf, 3. PL(Z)19-16-3618McConnellRd-GFLUM.pdf, 4. zoning staff report for PLZ 19-16 (3618 McConnell Rd).pdf, 5. Zoning Minutes for PL(Z) 19-16 (3618 McConnell Rd).pdf, 6. SOS Delco Dev Services LLC.pdf, 7. zoning statement for PL(Z) 19-16 (3618 McConnell Rd).pdf, 8. 19-0312 ord (3618 McConnell Rd).pdf

Date	Ver.	Action By	Action	Result
5/21/2019	1	City Council	denied	

...Title

Ordinance for Original Zoning Located at 3618 McConnell Road - Delco Development Services, LLC

Department: Planning  
Council District: Proximate to District 1

Public Hearing: May 21, 2019  
Advertising Date/By: May 9 and 16, 2019/City Clerk

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

**PURPOSE:**

Delco Development Services, LLC, is requesting original zoning from **County AG** (Agricultural) to **City CD-LI** (Conditional District Light Industrial) for 3618 McConnell Road, generally described as south of McConnell Road and north of Interstate 40/Business 85.

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 **May 21, 2019** meeting.

**BACKGROUND:**

Following a public hearing on April 15, 2019, the Zoning Commission voted 4-3 to recommend approval of this request. There was one speaker in favor and three in opposition. (See minutes of the April 15, 2019 Zoning Commission meeting). This request is associated with a voluntary annexation petition to access City services for new development.

This rezoning request includes the following condition:

1. All uses allowed in the Light Industrial (LI) zoning district except Passenger Terminals (includes Bus and Rail Terminals); Eating and Drinking Establishments; Dry Cleaning Pick Up/Drop Off with drive through facilities; Overnight Accommodations (Single Occupancy Residences).

**BUDGET IMPACT:**

This item will have no budget impact.

**RECOMMENDATION / ACTION REQUESTED:**

The Zoning Commission recommended **approval** of this request 4-3.

Planning recommends **approval** of the CD-LI 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.