



Legislation Details (With Text)

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Type: Ordinance **Status:** Passed
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On agenda: 5/21/2019 **Final action:** 5/21/2019

Title: Ordinance for Original Zoning for Property Located at 3712, 3724 and 3742 McConnell Road - Marc Isaacson, on behalf of Penske Truck Leasing Company

Sponsors:

Indexes:

Code sections:

Attachments: 1. PL(Z)19-17-3712McConnellRd-Zoning.pdf, 2. PL(Z)19-17-3712McConnellRd-Aerial.pdf, 3. PL(Z)19-17-3712McConnellRd-GFLUM.pdf, 4. zoning staff report for PLZ 19-17 (3712, 3724 & 3742 McConnell Rd).pdf, 5. Zoning Minutes for PL(Z) 19-17 (3712, 3724 & 3742 McConnell Rd).pdf, 6. zoning statement for PL(Z) 19-17 (3712, 3724 & 3742 McConnell Rd).pdf, 7. 19-0313 ord (3712, 3724 & 3742 McConnell Rd).pdf

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

...Title

Ordinance for Original Zoning for Property Located at 3712, 3724 and 3742 McConnell Road - Marc Isaacson, on behalf of Penske Truck Leasing Company

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:

Marc Isaacson, on behalf of Penske Truck Leasing Company, is requesting original zoning from **County AG** (Agricultural) to **City CD-LI** (Conditional District Light Industrial) for 3712, 3724 and 3742 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 7-0 to recommend approval of this request. There was one speaker in favor and two 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 conditions:

1. All uses permitted LI zoning district permitted except the following: Laundry and Dry Cleaning Plants; Sheet Metal Shop and Welding, Machine and Tool Repair Shop
2. **Applicant shall install a Type A buffer along the western line of the subject property.**

Note: Condition 2 was added to the request at the April 15, 2019 Zoning Commission meeting.

BUDGET IMPACT:

This item will have no budget impact.

RECOMMENDATION / ACTION REQUESTED:

The Zoning Commission recommended **approval** of this request 7-0.

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.