



Legislation Details (With Text)

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On agenda: 9/17/2019 **Final action:** 9/17/2019
Title: Ordinance for Rezoning at 1302 New Garden Road - Kim Reitinger

Sponsors:

Indexes:

Code sections:

Attachments: 1. PLZ19-28-1302NewGardenRd-Zoning.pdf, 2. PLZ19-28-1302NewGardenRd-Aerial.pdf, 3. PLZ19-28-1302NewGardenRd-GFLUM.pdf, 4. zoning staff report for PLZ 19-28 (1302 New Garden Road).pdf, 5. Zoning Minutes for PL(Z) 19-28 (1302 New Garden Rd).pdf, 6. zoning statement for PL(Z) 19-28 (1302 New Garden Rd).pdf, 7. 19-0591 ord 1302 New Garden Rd).pdf

Date	Ver.	Action By	Action	Result
9/17/2019	1	City Council	denied	Pass

..Title

Ordinance for Rezoning at 1302 New Garden Road - Kim Reitinger

Council Priority:

Create an Environment to Promote Economic Development Opportunities and Job Creation, and Maintain Infrastructure and Provide Sustainable Growth Opportunities

Department: Planning

Council District: District 4

Public Hearing: September 17, 2019

Advertising Date/By: August 1 and 8, 2019/City Clerk

Contact 1 and Phone: Sue Schwartz, 373-2149

Contact 2 and Phone: Mike Kirkman, 373-4649

PURPOSE:

Kim Reitinger is requesting rezoning from **R-3** (Residential Single Family - 3) to **CD-O** (Conditional District Office) for 1302 New Garden Road, generally described as east of New Garden Road and south of Belvidere Place. The request includes the following conditions:

1. All uses permitted in the Office zoning district except district except any uses in the Group Living Use Group; **Clubs and Lodges; Funeral Homes and Crematoriums; Banks with Drive-thru Facilities; Park and Ride Facilities; any uses in the Overnight Accommodations Use Group; Swim and Tennis Clubs; Cemeteries; Retreat Centers; and Wireless Telecommunications Facilities**
2. Maximum building height shall be limited to 40 feet.

Note: Condition 1 was amended by the applicant following the Zoning Commission hearing. Changes are noted in Bold.

As this request was appealed by the applicant within the required 10 day appeal period, the City Council will conduct a public hearing to consider and take action on this request at its **August 20, 2019** meeting.

BACKGROUND:

Following a public hearing on July 15, 2019, the Zoning Commission voted 7-1 to deny this request. There was one speaker in favor and four in opposition. (See minutes of the July 15, 2019 Zoning Commission meeting). Since the decision of the Zoning Commission was subsequently appealed within the required 10 day appeal period this item must now be considered by City Council.

BUDGET IMPACT:

This item will have no budget impact.

RECOMMENDATION / ACTION REQUESTED:

The Zoning Commission recommended **denial** of this request 7-1.

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