Legislation Details (With Text)

File #:	ID 20-0029	**Version:** 1	**Name:**		
Type:	Ordinance		**Status:**	Failed	
File created:	12/18/2019		**In control:**	City Council	
On agenda:	1/21/2020		**Final action:**	1/21/2020	
Title:	Ordinance for Rezoning at 2424 and 2428 West Florida Street - Keramatolla Lashani and Junji Yokota				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	1. PL(Z)19-40-2424and2428WFloridaSt-Zoning.pdf, 2. Z-19-12-002-2424and2428WFloridaSt-GFLUM.pdf, 3. PL(Z)19-40-2424and2428WFloridaSt-Aerial.pdf, 4. zoning staff report for PLZ 19-39 (2424 and 2428 W Florida St).pdf, 5. Zoning Minutes for PL(Z) 19-39 (2424 & 2428 W Florida St).pdf, 6. zoning statement for PL(Z) 19-39 (2424 and 2428 W Florida St).pdf, 7. 20-0029 ORD for PL(Z) 19-39 (2424 2428 W Florida St).pdf				

Date	Ver.	Action By	Action	Result
1/21/2020	1	City Council	denied	Pass

Ordinance for Rezoning at 2424 and 2428 West Florida Street - Keramatolla Lashani and Junji Yokota

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 1

Public Hearing: Yes
Advertising Date/By: January 9 and 16, 2020/City Clerk

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

PURPOSE:
Keramatolla Lashani and Junji Yokota are requesting rezoning from **C-M** (Commercial Medium) and **R-3** (Residential Single Family - 3) to **CD-C-M** (Conditional District Commercial Medium) for 2424 and 2428 West Florida Street, generally described as north of West Florida Street and east of West Gate City Boulevard. The request includes the following conditions:

1. All uses permitted in the C-M zoning district except: Convenience Store with Fuel Pumps, any use with a drive through facility, Eating and Drinking Establishments, Sexually Oriented Businesses, Bars, Brewpubs, Nightclubs, ***and Automobile, Boat and Motorcycle Repair Services, Major.***

2. Where permitted, an opaque fence no less than six feet in height shall be installed and maintained along property lines adjacent to single-family residential uses.

Note: Text in Bold and Italics indicate revisions to the original conditions for this request. These

revisions occurred after the December 16, 2019 Zoning Commission meeting but were included with required advertising for the January 21, 2020 City Council hearing.

As this request was denied by the Zoning Commission but the applicant appealed 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 **January 21, 2020** meeting**.**

BACKGROUND:
Following a public hearing on December 16, 2019, the Zoning Commission voted 6-3 to deny this request. There was one speaker in favor and one in opposition. (See minutes of the December 16, 2019 Zoning Commission meeting). Since the applicant appealed the denial of the rezoning request within the required 10 day appeal period, it must now go to City Council for an additional public hearing and decision.

BUDGET IMPACT:
This item will have no budget impact.

RECOMMENDATION / ACTION REQUESTED:
The Zoning Commission recommended **denial** of this request 6-3.

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 **Housing and Neighborhoods** goal to meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.