



## Legislation Details (With Text)

<b>File #:</b>	ID 20-0311	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	Ordinance	<b>Status:</b>	Passed		
<b>File created:</b>	4/1/2020	<b>In control:</b>	City Council		
<b>On agenda:</b>	4/21/2020	<b>Final action:</b>	4/21/2020		
<b>Title:</b>	Public Hearing for an Ordinance for Rezoning at 4100, 4108 and 4110 Lawndale Drive and 4201 Lake Jeanette Road - Marsh Prause on behalf of Kotis Properties, Inc. for Loretta H. Brown and WAW Properties, LLC				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	1. Z-19-12-006-LawndaleDrandLakeJeanetteRd-Zoning.pdf, 2. Z-19-12-006-LawndaleDrandLakeJeanetteRd-Aerial.pdf, 3. Z-19-12-006-LawndaleDrandLakeJeanetteRd-GFLUM.pdf, 4. SoS_Kotis Properties Inc.pdf, 5. SoS_WAW Properties LLC.pdf, 6. Zoning Staff Report (Lawndale Dr & Lake Jeanette Rd).pdf, 7. Zoning Minutes (Lawndale Dr & Lake Jeanette Rd).pdf, 8. Zoning Statement (Lawndale Dr & Lake Jeanette Rd).pdf, 9. 20-0311 ORD (Lawndale Dr & Lake Jeanette Rd).pdf				

Date	Ver.	Action By	Action	Result
4/21/2020	1	City Council	adopt	Pass

Public Hearing for an Ordinance for Rezoning at 4100, 4108 and 4110 Lawndale Drive and 4201 Lake Jeanette Road - Marsh Prause on behalf of Kotis Properties, Inc. for Loretta H. Brown and WAW Properties, LLC

Council Priority: Create an Environment to Promote Economic Development Opportunities and Job Creation; Maintain Infrastructure and Provide Sustainable Growth Opportunities

Department: Planning  
Council District: District 3

Public Hearing: Yes  
Advertising Date/By: February 6 and March 13, 2020/City Clerk

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

### PURPOSE:

Marsh Prause on behalf of Kotis Properties, Inc. for Loretta H. Brown and WAW Properties, LLC. is requesting rezoning from **R-3** (Residential Single Family - 3) to **CD-C-L** (Conditional District Commercial Medium) for 4100, 4108 and 4110 Lawndale Drive and 4201 Lake Jeanette Road, generally described as east of Lawndale Drive and west of Lake Jeanette Road. The request includes the following conditions:

1. All uses permitted in the C-L zoning district except: Cemeteries, **Convenience Stores with Fuel Pumps**, Junked Motor Vehicles (accessory use), and Satellite Dishes/TV and Radio Antennae Towers

(accessory structures).

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.
3. The minimum building setback from the northern boundary of the site shall not be less than 25 feet.
4. The maximum gross floor area per building shall be limited to 22,000 square feet.
5. The maximum building height shall be limited to thirty (30) feet.

**Note: The additional prohibited use shown in Bold was added at the Zoning Commission 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 **April 21, 2020** meeting. **(This item was continued from the February 18, 2020 City Council meeting).**

**BACKGROUND:**

Following a public hearing on January 22, 2020 the Zoning Commission voted 6-0 to deny this request. There were two speakers in favor and five in opposition. (See minutes of the January 22, 2020 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 6-0.

Planning recommends **approval** of the CD-C-L 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.