



Legislation Details (With Text)

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Title: Public Hearing for an Ordinance for Rezoning at 2806 East Wendover Avenue - Ismael Mahamadou

Sponsors:

Indexes:

Code sections:

Attachments: 1. PL(Z)20-07-2806EWendoverAve-Zoning.pdf, 2. Z-20-02-003-2806EWendoverAve-Aerial.pdf, 3. PL(Z)20-07-2806EWendoverAve-GFLUM.pdf, 4. zoning staff report for PLZ 20-07 (2806 E. Wendover Ave).pdf, 5. Zoning Minutes for PL(Z) 20-07 (2806 E Wendover Rd).pdf, 6. zoning statement for PL(Z) 20-07 (2806 E Wendover Ave).pdf, 7. 20-0414 ORD for PL(Z) 20-07 (2806 E Wendover Ave).pdf

Date	Ver.	Action By	Action	Result
6/16/2020	1	City Council	denied	Pass

Public Hearing for an Ordinance for Rezoning at 2806 East Wendover Avenue - Ismael Mahamadou

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 2

Public Hearing: Yes
Advertising Date/By: N/A

Note: This item was continued from the March 17, April 21 and May 19, 2020 City Council meetings without further advertising

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

PURPOSE:

Ismael Mahamadou is requesting rezoning from RM-18 (Residential Multifamily - 18) to CD-C-M (Conditional District Commercial Medium) for 2806 East Wendover Avenue, generally described as south of East Wendover Avenue and east of Holt Avenue. The request includes the following conditions:

1. Uses limited to Auto Sales.
2. The side and rear property lines shall be bounded by an opaque privacy fence. The only side not bounded by an opaque fence may be the street front.
3. All auto storage and sales shall be conducted inside the opaque fence.

Note: The restriction of uses to just Auto Sales, as shown in Bold, was added at the February 17, 2020 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 June 16, 2020 meeting.

BACKGROUND:

Following a public hearing on February 17, 2020 the Zoning Commission voted 8-0 to deny this request. There were two speakers in favor and none in opposition. (See minutes of the February 17, 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 8-0.

Planning recommends denial of the CD-C-M zoning request based on:

- Request is not 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 not consistent with the Housing and Neighborhoods goal to 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, including protections against incompatible commercial encroachments.