



Legislation Text

File #: ID 14-0712, **Version:** 1

Ordinance Establishing Original Zoning from **County LI** (Light Industrial) to **City CD-LI** (Conditional District Light Industrial) for Properties Located at 5672-5696 Millstream Road, Generally Described as South of Millstream Road and West of Village Road

Department: Planning
Council District: Proximate to District 1

Public Hearing: November 18, 2014
Advertising Date/By: November 6 & 13, 2014/City Clerk

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PURPOSE:

Zoke LLC, on behalf of Gerald C. Parker and Norah B. Parker. is requesting original zoning from **County LI** (Light Industrial) to **City CD-LI** (Conditional District Light Industrial) for properties located at 5672-5696 Millstream Road, generally described as south of Millstream Road and west of Village Road.

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 **November 18, 2014** meeting.

BACKGROUND:

Following a public hearing on October 13, 2014, the Zoning Commission voted 6-0 to recommend approval of this request. One person spoke in favor of the request and none in opposition. (See attachment B: Minutes of the October 13, 2014 Zoning Commission meeting). This request is associated with a voluntary annexation petition.

The proposed original zoning request to **City CD-LI** (Conditional District- Light Industrial) includes the following conditions:

1. Uses limited automobile/ recreational vehicle sales and service with a retail component.
2. Maximum building size limited to 45,000 square feet of useable floor space.

This request addresses the following MAP Goals:

MAP Goal 1 - Create an environment that promotes economic development opportunities and job creation
MAP Goal 2 - Maintain infrastructure and provide sustainable growth opportunities

BUDGET IMPACT:

This item will have no budget impact.

RECOMMENDATION / ACTION REQUESTED:

The Zoning Commission voted 6-0 to **approve** this request.

Planning recommends **approval** of the 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.