



Legislation Text

File #: ID 15-0172, **Version:** 1

Ordinance Establishing Zoning of Property Located at 200 Willowlake Road

Department: Planning
Council District: Proximate to District 2

Public Hearing: March 3, 2015
Advertising Date/By: February 19 & 26/City Clerk

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PURPOSE:

Kotis Holdings, LLC is requesting original zoning from **County CU-SC** (Conditional Use Shopping Center) to **City CD-C-H** (Conditional District-Commercial High) for property located at 200 Willowlake Road, generally described as north of Burlington Road and east of Willowlake 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 **March 3, 2014** meeting.

BACKGROUND:

Following a public hearing on February 9, 2015, the Zoning Commission voted 8-0 to recommend approval of this request. One person spoke in favor of the request and none in opposition. (See attachment B: Minutes of the February 9, 2015 Zoning Commission meeting). This request is associated with a voluntary annexation petition.

The proposed original zoning request to **City CD-C-H** (Conditional District-Commercial High) includes the following conditions:

1. All uses permitted in the C-H district except bus and rail terminals, pawnshops, and recycling collection points.
2. The exterior façade of all principal buildings, excluding that containing glass, shall be constructed of at least 50% stone, brick, wood and/or other natural materials.
3. All outparcel and development identification signage will incorporate a decorative base constructed of brick, stone, or other natural material.

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 8-0 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.