



Legislation Text

File #: ID 15-0544, **Version:** 1

Ordinance Rezoning Property Located at 5605 Sapp Road

Department: Planning
Council District: Proximate to District 5

Public Hearing: July 21, 2015
Advertising Date/By: July 9 and 16/City Clerk

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PURPOSE:

Amanda Hodierne, on behalf of Nickie Tsintzos, is requesting original zoning from **County GO-M** (General Office Moderate) to **City CD-C-M** (Conditional District-Commercial Medium) for property located at 5605 Sapp Road, generally described as south of Sapp Road and east of McClellan Place.

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 **July 21, 2015** meeting.

BACKGROUND:

Following a public hearing on June 8, 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 June 8, 2015 Zoning Commission meeting). This request is associated with a voluntary annexation petition.

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

1. All uses permitted in the C-M district **except** funeral homes and crematoriums, sexually oriented businesses, junked motor vehicles, and land clearing and inert debris landfills.
2. There will be no buildings located on the property.

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.