



## Legislation Text

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**File #:** ID 16-0042, **Version:** 1

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Rezoning and Original Zoning - 4900 and 4908 Summit Avenue

Department: Planning  
Council District: Proximate to District 2

Public Hearing: January 19, 2016  
Advertising Date/By: January 7 and 14, 2015/City Clerk

Contact 1 and Phone: Mike Kirkman 373-4649  
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### **PURPOSE:**

Greensboro-Summit FDS 712258, LLC on behalf of Edith Ann Wilson is requesting rezoning and original zoning from **County RS-30** (Residential Single-Family) & **City R-3** (Residential Single-Family) to **City CD-C-L** (Conditional District-Commercial-Low) for property located at 4900 and 4908 Summit Avenue, generally described as east of Summit Avenue and north of Pineneedle Drive.

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 **January 19, 2016** meeting.

### **BACKGROUND:**

Following a public hearing on November 16, 2015, the Zoning Commission voted 8-0 to recommend approval of this request. One person spoke in favor of the request, one in opposition, and one was neutral. (See attachment B: Minutes of the November 16, 2015 Zoning Commission meeting). This request is associated with a voluntary annexation petition.

This rezoning request includes the following conditions:

1. All uses permitted in the C-L district except drive thru facilities and convenience stores with fuel pumps.
2. The maximum building height shall be limited to 50 feet.
3. Building exteriors shall consist of 50% brick or stone veneer and shall be similar in architecture to surrounding buildings.
4. There shall be pedestrian walkways connecting to abutting properties.
5. The gross floor area of the proposed building shall not exceed 9,000 square feet.

This request addresses the following MAP Goals:

**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.

**COMMITTEE ACTION:** This item was referred to Council by the Infrastructure Committee.