



Legislation Text

File #: ID 16-0876, **Version:** 1

...Title

Ordinance Establishing Original Zoning for Property Located at 5604 and a Portion of Property Located at 5698 West Gate City Boulevard

Department: Planning
Council District: Proximate to District 5

Public Hearing: November 15, 2016
Advertising Date/By: November 3 and 10, 2016/City Clerk

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PURPOSE:

Barry Siegal and Willard Tucker, is requesting original zoning from **County CU-GO-M** (Conditional Use Multifamily) to **City CD-C-H** (Conditional District Commercial High) for property located at 5604 and a portion of 5698 West Gate City Boulevard, generally described as north of West Gate Boulevard and south of Atwater 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 **November 15, 2016** meeting.

BACKGROUND:

Following a public hearing on October 17, 2016, the Zoning Commission voted 7-1 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 17, 2016 Zoning Commission meeting). This request is associated with a voluntary annexation petition.

This rezoning request includes the following conditions:

1. Uses are limited to all uses permitted in the C-H district **except** animal shelters, cemeteries, all commercial parking, park and ride facilities, pawnshops and accessory uses and structures with a specific use of junked motor vehicles

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 7-1 to **approve** this request.

Planning recommends **approval** of the request based on:

- Request is consistent with the **Reinvestment/Infill** goal to promote sound investment in Greensboro's urban areas.

- 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.