



Legislation Text

File #: ID 17-0023, **Version:** 1

Ordinance Rezoning Property Located at 1906 New Garden Road

Department: Planning
Council District: District 4

Public Hearing: January 17, 2017
Advertising Date/By: January 5 and 12, 2017/City Clerk

Contact 1 and Phone: Mike Kirkman 373-4649
Contact 2 and Phone: Sue Schwartz 373-2149

PURPOSE:

Jenna Hill McKenzie is requesting rezoning from R-3 (Residential Single Family) to CD-O (Conditional District-Office) for property located at 1906 New Garden Road, generally described as east of New Garden Road and north of Strathmore Drive.

Because the Zoning Commission's vote to approve this request was appealed, the City Council will conduct a public hearing to consider and take action on this request at its **January 17, 2017** meeting.

BACKGROUND:

Following a public hearing on December 19, 2016, the Zoning Commission voted 6-1 to approve this request. One person spoke in favor of the request and three in opposition to the request. (See minutes of the December 19, 2016 Zoning Commission meeting). Since the Zoning Commission's decision was subsequently appealed within the required ten day appeal window the City Council will review and action following a public hearing.

This rezoning request includes the following conditions:

1. Uses shall be limited to ~~single family residential~~, personal and ~~professional~~ services and general office.
2. Maximum principal building square footage shall not exceed 1,400 square feet.
3. Exterior building walls must include at least 75% brick, stone or hardy-board.
4. Exterior facades facing New Garden Road must have a minimum 35% transparent openings/fenestration. Any windows facing New Garden Road must include shutters.
5. Flat roofs are prohibited.
6. Signage shall be limited to one freestanding monument sign with a maximum height of 6 ft. and one attached sign limited to 6 square feet in size and 6 feet in height. Signs may not have any internal illumination.

7. Freestanding light poles, if installed, shall be limited to a maximum 15 feet in height.

8. Hours of operation for any uses shall be limited to between 8:00 a.m. and 8:00 p.m.

Note: Items with strike throughs or in bold and underline are changes to the request that were proposed by the applicant (and accepted) at the December 19, 2016 Zoning Commission meeting.

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 6-1 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.