



Legislation Text

File #: ID 17-0202, **Version:** 1

...Title

Ordinance Establishing Original Zoning and Rezoning for Property Located at 5803 and 5805 West Gate City Boulevard

Department: Planning
Council District: Proximate to District 5

Public Hearing: April 18, 2017
Advertising Date/By: April 6 and 13, 2017/City Clerk

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PURPOSE:

Michael S. Fox, on behalf of Joe S. Byerly, is requesting original zoning and rezoning from **County HB** (Conditional Use Highway Business) and **City CD-C-M** (Conditional District Commercial Medium) to **City CD-C-M** (Conditional District Commercial Medium) for property located at 5803 and 5805 West Gate City Boulevard, generally described as east of West Gate City Boulevard and south of Suttonwood 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 **April 18, 2017** meeting.

BACKGROUND:

Following a public hearing on March 20, 2017, 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 March 20, 2017 Zoning Commission meeting). This request is associated with a voluntary annexation petition.

This rezoning request includes the following conditions:

1. Uses - All uses in the Commercial-Medium (C-M zoning district), except for the following: Agricultural uses; Residential uses; Recreation uses, Funeral Homes and Crematoriums; Taxi Dispatch Services; Taxidermists; Animal shelters; Cemeteries, auditoriums, coliseums, and stadiums; Libraries, museums and art galleries; Day care centers; Educational Facilities; Government Facilities; Passenger Terminals; Religious Assembly; and Social Service Facilities; Industrial and Manufacturing uses; Restaurants; Retail and Commercial Uses; Any use with drive through facilities and Temporary Uses.
2. If developed as an office use, the maximum square footage of all buildings is 29,500 sq. ft.
3. Height shall be limited to a maximum of 50 feet.

4. Exteriors of buildings shall be limited to a minimum of 50% natural materials such as brick or stone.
5. A 6 ft. opaque fence shall be installed along the rear property line.

6. Freestanding signage shall be limited to one monument style sign with a maximum height of 8 ft.

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 **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.