



Legislation Text

File #: ID 17-0454, **Version:** 1

...Title

Ordinance Establishing Original Zoning for Property Located at 5812, 5908 and 5910 Lake Brandt Road, 2000, 2018 and 2020 Trosper Road and a Portion of the Trosper Road Right-of-Way

Department: Planning
Council District: Proximate to District 3

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

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PURPOSE:

Marc Isaacson, on behalf of Sun Capital, Inc., is requesting original zoning from **County AG** (Agricultural), **County LB** (Limited Business) and **County RS-40** (Residential Single Family) to **City PUD** (Planned Unit Development) for property located at 5812, 5908 and 5910 Lake Brandt Road, 2000, 2018 and 2020 Trosper Road and a portion of the Trosper Road right of way, generally described as north and south of Trosper Road and east of Lake Brandt Road.

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 18, 2017** meeting.

BACKGROUND:

Following a public hearing on June 19, 2017, the Zoning Commission voted 8-0-1 to recommend approval of this request. Two persons spoke in favor of the request and eight spoke in opposition. (See attachment: Minutes of June 19, 2017 Zoning Commission). This request is associated with a voluntary annexation petition in order to access City water and sewer for future development.

This original zoning request contains the following conditions:

1. Uses for Lot 1, containing 11.31 (+/-) acres, as shown on the approved PUD Concept Plan dated March 30, 2017, shall be limited to a maximum of 50 residential dwelling units.
2. Uses for Lot 2, containing 1.08(+/-) acres, as shown on the approved PUD Concept Plan dated March 30, 2017, shall be limited to all uses allowed in the C-M zoning district **except** animal shelters, bus terminals, shooting range, vehicle sales and service, bars and nightclubs, ABC stores and sexually oriented businesses, and the total square footage shall be limited to a maximum of 7,000 square feet.
3. Uses for Lot 3, containing 2.91 (+/-) acres, as shown on the approved PUD Concept Plan dated March

30, 2017, shall be limited to the uses allowed in the O zoning district **except** Funeral Home, Crematorium, Cemetery, Group Living Uses, Social Service Facilities, and Hotel/Motel and the total square footage shall be limited to a maximum of 20,000 square feet.

4. The maximum building height above ground on Lots 1, 2 and 3 shall not exceed 35 feet.

BUDGET IMPACT:

This item will have no budget impact.

RECOMMENDATION / ACTION REQUESTED:

The Zoning Commission **recommended** this request 8-0-1.

Planning recommends **approval** of the PUD zoning 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 and diversified economy
- Request is consistent with the **Housing and Neighborhoods** goal to meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.