



Legislation Text

File #: ID 19-0312, Version: 1

...Title

Ordinance for Original Zoning Located at 3618 McConnell Road - Delco Development Services, LLC

Department: Planning

Council District: Proximate to District 1

Public Hearing: May 21, 2019

Advertising Date/By: May 9 and 16, 2019/City Clerk

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PURPOSE:

Delco Development Services, LLC, is requesting original zoning from **County AG** (Agricultural) to **City CD-LI** (Conditional District Light Industrial) for 3618 McConnell Road, generally described as south of McConnell Road and north of Interstate 40/Business 85.

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 **May 21, 2019** meeting.

BACKGROUND:

Following a public hearing on April 15, 2019, the Zoning Commission voted 4-3 to recommend approval of this request. There was one speaker in favor and three in opposition. (See minutes of the April 15, 2019 Zoning Commission meeting). This request is associated with a voluntary annexation petition to access City services for new development.

This rezoning request includes the following condition:

1. All uses allowed in the Light Industrial (LI) zoning district except Passenger Terminals (includes Bus and Rail Terminals); Eating and Drinking Establishments; Dry Cleaning Pick Up/Drop Off with drive through facilities; Overnight Accommodations (Single Occupancy Residences).

BUDGET IMPACT:

This item will have no budget impact.

RECOMMENDATION / ACTION REQUESTED:

The Zoning Commission recommended **approval** of this request 4-3.

Planning recommends **approval** of the CD-LI 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, 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.