



Legislation Text

File #: ID 20-0002, **Version:** 1

Ordinance Amending Chapter 30 of the Land Development Ordinance (LDO) With Respect to Zoning, Planning and Development - Permitted Uses in the Neighborhood Support (NS) Zoning District with Additional Use Standards, Including Hours Of Operation and Maximum Size

Council Priority: Create an Environment to Promote Economic Development Opportunities and Job Creation / Promote Public Safety & Reduce Crime

Department: Planning
Council District: All Districts

Public Hearing: Yes
Advertising Date/By: January 9, 2020 & January 16, 2020/City Clerk

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PURPOSE:

The purpose of the text amendment is to revise the Land Development Ordinance (LDO) related to the permitted uses in the Neighborhood Support (NS) Zoning District with additional use standards, including hours of operation and maximum size. The City Council is required to hold a public hearing on this amendment before considering its approval.

BACKGROUND:

The High Point Road/West Lee Street corridor Plan was adopted in December of 2008 and the Plan recommended updates to existing zoning along the corridor to better support desired land use patterns. As a result several new zoning districts, including the Neighborhood Support (NS) district, were adopted in 2014. These new districts were created with the guidance of the Central Gateway Corridor Partnership that was formed to support City Council on implementing the adopted Plan.

Staff received a request to amend the uses permitted in the Neighborhood Support (NS) zoning district to include Indoor Recreation uses. This request is intended to facilitate new uses near the intersection of W. Florida Street and W. Gate City Boulevard. Staff has evaluated the existing Neighborhood Support uses and standards within the LDO and researched similar indoor recreation uses in Greensboro and nearby communities.

Staff also reached out to members of the Central Gateway Corridor Partnership to evaluate this proposed change. There were no objections from the group to add Indoor Recreation uses to the NS zoning district but several members did suggest some development standards were appropriate to ensure compatibility with adjacent residential neighborhoods, such as hours of operation and the size of the use. Staff used this input and suggestions from the applicant requesting the change, to create this text amendment.

The text amendment will make several changes to the Land Development Ordinance, which are outlined as follows:

1. Add Indoor Recreation to the uses permitted in the Neighborhood Support Zoning district with Additional Use Standards;
2. Expand the Typical Uses Types for Indoor Recreation to include trampoline parks and indoor mini-golf and group dance school with other sports instructional school uses;
3. Add development standards for Indoor Recreation regarding hours of operation and maximum size; and
4. Add consistent wording on hours of operation for multiple indoor recreation uses.

BUDGET IMPACT:

There will be no impact on the current or future budgets.

RECOMMENDATION / ACTION REQUESTED:

The Planning Board recommended this annexation at its November meeting on a vote of 8-0.

Staff recommends that City Council receive citizen comments and consider adoption of the proposed text amendment.