



Legislation Text

File #: ID 20-0027, **Version:** 1

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Ordinance for Original Zoning at 5594 and 5598 Garden Village Way, Generally Described as Northwest of Garden Village Way and Northeast of Old Oak Ridge Road - Thomas E. Terrell, Jr. on behalf of Leoterra Development, Inc. for Triad Real Estate Exploration, LLC

Council Priority: Create an Environment to Promote Economic Development Opportunities and Job Creation, Maintain Infrastructure and Provide Sustainable Growth Opportunities

Department: Planning

Council District: Proximate to District 5

Public Hearing: Yes

Advertising Date/By: January 9 and 16, 2020/City Clerk

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PURPOSE:

Thomas E. Terrell, Jr. on behalf of Leoterra Development, Inc. for Triad Real Estate Exploration, LLC, is requesting original zoning from **County CU-PD-M** (Conditional Use Planned Development Mixed) to **City CD-LI** (Conditional District Light Industrial) for 5594 and 5598 Garden Village Way, generally described as northwest of Garden Village Way and northeast of Old Oak Ridge 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 **January 21, 2020** meeting.

BACKGROUND:

Following a public hearing on December 16, 2019, the Zoning Commission voted 8-0-1 to recommend approval of this request. There was one speaker in favor and none in opposition. (See minutes of the December 16, 2019 Zoning Commission meeting). This request is associated with a voluntary annexation petition in order to access City water and sewer for new industrial/warehouse development.

This rezoning request includes the following condition:

1. All uses allowed in the LI zoning district except the following: manufactured home sales, truck stops, laundry and dry cleaning plants, car washes, sheet metal shops, tractor trailer leasing and service, welding, machine and tool repair shops, and convenience stores with or without fuel pumps.

BUDGET IMPACT:

This item will have no budget impact.

RECOMMENDATION / ACTION REQUESTED:

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

Planning recommends **approval** of the C-M 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.