



City of Greensboro

Melvin Municipal
Office Building
300 W. Washington Street
Greensboro, NC 27401

Agenda Report

File Number: 2023-419

Agenda Item# H.5.

Agenda Date: 6/20/2023. **Department:** Planning

Meeting Type: Council Meeting **Category:** Public Hearing Agenda

Title: 2023-419 Public Hearing for an Ordinance for Original Zoning for portions of West Gate City Boulevard and Queen Alice Road Rights of Way – City of Greensboro)

Council Priority: Place an ‘x’ in the box.

- | | |
|--|---|
| <input type="checkbox"/> Safest City | <input type="checkbox"/> Most Skilled Workforce |
| <input type="checkbox"/> Easiest Place to Do Business | <input type="checkbox"/> Most Connected City |
| <input type="checkbox"/> Youth Sports Capital | <input type="checkbox"/> Hub of Recreation and Entertainment |
| <input type="checkbox"/> Abundance of Attainable Housing | <input checked="" type="checkbox"/> Other/Admin <u>Promote Economic Development</u> |

Council District: Proximate to District 5

Public Hearing: Yes

Advertising Date/By: June 8 and 15, 2023/by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext 2149

Contact 2 and Phone: Mike Kirkman, Ext 4649

PURPOSE:

County MXU (Mixed Use), **County RS-40** (Residential Single Family) and **County CZ-HB** (Conditional Zoning Highway Business) to **City C-M** (Commercial Medium) for portions of West Gate City Boulevard and Queen Alice Road Rights of Way, generally described as West Gate City Boulevard right of way between Queen Alice Road and Scotland Road and Queen Alice Road right of way between Marion Elsie Drive and West Gate City Boulevard.

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 **June 20, 2023** meeting.

BACKGROUND:

Following a public hearing on May 15, 2023 the Planning and Zoning Commission voted 7-0 to recommend approval of this request. There were three speakers in favor of this item and none in opposition. (See minutes of the May 15, 2023 Planning and Zoning Commission meeting). This request is associated with an adjacent voluntary annexation petition to access City services for new religious assembly and office/services. Per N.C.G.S 160A-31(F), property that is owned by a public entity such as the State of North Carolina may be annexed if said property connects other property petitioning for annexation to the City’s primary corporate limits.

BUDGET IMPACT:

Vision Statement: “A Community with Endless Economic Opportunities and Exceptional Quality of Life.”

This item will have no budget impact.

ACCOUNT NUMBER:

N/A

RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council hold a public hearing and approve this request.

The Planning and Zoning Commission recommended **approval** of this request 7-0.

Planning recommends **approval** of the **C-M** zoning request based on:

- Request is consistent with the **Filling in Our Framework** Big Idea to arrange land uses to create a more vibrant and livable Greensboro.
- Request is consistent with Strategy 2 of the **Creating Great Places** Big Idea to meet housing needs and desires with a sufficient and diverse supply of housing products, prices and locations.