



Legislation Details (With Text)

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**File created:** 10/19/2016    **In control:** City Council  
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**Title:** Ordinance Establishing Original Zoning for Property Located at 1309 Guilford College Road, 103-107 Amberwood Drive, 196-198 Hassellwood Drive and 190-194 Hassellwood Drive

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. PLZ16-21-1309GuilCollAmbrwd-Zoning.pdf, 2. PLZ16-21-1309GuilCollAmbrwd-Aerial.pdf, 3. zoning staff report for PLZ 16-21 (Guilford College & Amberwood).pdf, 4. minutes for PL(Z) 16-21 (Guilford College Rd & Amberwood Dr).pdf, 5. zoning statement for PL(Z) 16-21 (Guilford College & Amberwood).pdf, 6. 16-0880 ordinance for PL(Z) 16-21 (Guilford College & Amberwood).pdf

Date	Ver.	Action By	Action	Result
11/15/2016	1	City Council	adopt	Pass
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**...Title**

Ordinance Establishing Original Zoning for Property Located at 1309 Guilford College Road, 103-107 Amberwood Drive, 196-198 Hassellwood Drive and 190-194 Hassellwood Drive

**Department:** Planning  
**Council District:** Proximate to District 5

**Public Hearing:** November 15, 2016  
**Advertising Date/By:** November 3 and 10, 2016/City Clerk

**Contact 1 and Phone:** Mike Kirkman 373-4649  
**Contact 2 and Phone:** Sue Schwartz 373-2149

**PURPOSE:**

William O. Ameen Jr. and Janet Ameen-Lee are requesting original zoning from **County RS-40** (Residential Single Family) to **City R-5** (Residential Single Family) for property located at 1309 Guilford College Road, 103-107 Amberwood Drive, 196-198 Hassellwood Drive and 190-194 Hassellwood Drive, generally described as east of Guilford College Road and south of Hilltop 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 **November 15, 2016** meeting.

**BACKGROUND:**

Following a public hearing on October 17, 2016, the Zoning Commission was unable to make a formal recommendation on this request following 4-4 votes. The Commission was unable to agree on whether to recommend the requested R-5 zoning district or to recommend the R-3 zoning district suggested as an

alternative during the discussions on the case. One person spoke in favor of the request to R-5 zoning and two spoke in opposition. (See attachment B: Minutes of the October 17, 2016 Zoning Commission meeting). This request is associated with a voluntary annexation petition in order to connect to the City's water system because the well supporting the existing dwelling has failed.

It should be noted that this site is currently designated as Moderate Residential (generally 5-12 dwelling units per acre) on the adopted Generalized Future Land Use Map. The R-5 zoning district is consistent with the Moderate Residential designation. If action is taken to assign R-3 zoning to this property upon annexation, the Future Land Use Map would need to be amended to the Low Residential (generally 3-5 dwelling units per acre) designation. To take this additional step in conjunction with the annexation and original zoning actions, City Council must vote to waive the public notice requirements and Planning Board review using the provisions of 30-4-3.8 of the Land Development Ordinance.

### **30-4-3 Comprehensive Plan Amendments**

#### **30-4-3.8 Modification of Procedure**

At its discretion, the City Council may modify the Comprehensive Plan amendment procedures of this section.

This request addresses the following MAP Goals:

#### **MAP Goal 2 - Maintain infrastructure and provide sustainable growth opportunities**

#### **BUDGET IMPACT:**

This item will have no budget impact.

#### **RECOMMENDATION / ACTION REQUESTED:**

The Zoning Commission **did not make a formal recommendation** on this request based on 4-4 votes.

Planning recommends **approval** of the R-5 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 **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.