



Legislation Details (With Text)

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**File created:** 7/27/2020    **In control:** City Council  
**On agenda:** 8/18/2020    **Final action:** 8/18/2020  
**Title:** Public Hearing for Ordinance for Original Zoning Located 351, 359 and 367 Air Harbor Road - Marc Isaacson, for Calvary Christian Center, Inc., Signature 31, LLC, and Marlene Cato

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. PL(Z)20-21-351,359and367AirHarborRd-Zoning.pdf, 2. PL(Z)20-21-351,359and367AirHarborRd-Aerial.pdf, 3. PL(Z)20-21-351,359&367AirHarborRd-FLUM.pdf, 4. PL(Z)20-21-351,359&367AirHarborRd-FutureBuiltForm.pdf, 5. zoning staff report for PLZ 20-21 (351,359 & 367 Air Harbor Rd) .pdf, 6. Zoning Minutes for PL(Z) 20-21(351, 359 & 367 Air Harbor Rd).pdf, 7. zoning statement for PL(Z) 20-21 (351,359 & 367 Air Harbor Rd).pdf, 8. 20-0577 ord Air Harbor Rd).pdf

Date	Ver.	Action By	Action	Result
8/18/2020	1	City Council	adopt	Pass

**...Title**

Public Hearing for Ordinance for Original Zoning Located 351, 359 and 367 Air Harbor Road - Marc Isaacson, for Calvary Christian Center, Inc., Signature 31, LLC, and Marlene Cato

Department: Planning

Council District: Proximate to District 3

Public Hearing: Yes

Advertising Date/By: August 6 and 13, 2020/City Clerk

Contact 1 and Phone: Sue Schwartz 373-2149

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**PURPOSE:**

Marc Isaacson, for Calvary Christian Center, Inc., Signature 1, LLC, and Marlene Cato, is requesting original zoning from County AG (Agricultural) to City CD-RM-8 (Conditional District Residential Multifamily - 8) for 351, 359 and 369 Air Harbor Road, generally described as south of Air Harbor Road and west of Quail Ridge Drive.

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 August 18, 2020 meeting.

**BACKGROUND:**

Following a public hearing on July 20, 2020, the Zoning Commission voted 6-0-1 to recommend approval of this request. There was one speaker in favor and five in opposition. (See minutes of the July 20, 2020 Zoning Commission meeting). This request is associated with a voluntary annexation petition to access City services

to construct new residential dwellings.

This rezoning request includes the following conditions:

1. The maximum height of all buildings shall not exceed 35 feet.
2. Any new plantings to supplement conserved existing trees within the required buffer planting yard adjacent to lots 26-29 of the Northern Shores subdivision identified in Plat Book 171, Page 1 shall be of evergreen material to enhance visual screening. Additionally a minimum 6 foot high opaque fence will also be installed with this enhanced buffer planting yard.
3. Any wet detention pond required with any new approved development shall include means to aerate the water in the pond per City of Greensboro standards.

Note: Conditions 2 and 3 were added at the July 20, 2020 Zoning Commission meeting.

**BUDGET IMPACT:**

This item will have no budget impact.

**RECOMMENDATION / ACTION REQUESTED:**

The Zoning Commission recommended approval of this request 6-0-1

Planning recommends approval of the CD-RM-8 zoning request based on:

- Request is consistent with the Filling in Our Framework Big Idea to arrange our 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.