



Legislation Details (With Text)

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File created: 9/17/2014 **In control:** City Council
On agenda: 10/7/2014 **Final action:** 10/7/2014
Title: Ordinance Establishing Original Zoning From County AG (Agriculture) to City CD-R-5 (Conditional District Residential Single Family) for Properties Located at 128 Birch Creek Road

Sponsors:

Indexes:

Code sections:

Attachments: 1. Staff report for PL(Z) 14-13 (128 Birch Creek Rd).pdf, 2. PLZ14-01_128BirchCreek-Zoning.pdf, 3. minutes for PL(Z) 14-13 (128 Birch Creek Rd).pdf, 4. zoning statement for PL(Z) 14-13 (128 Birch Creek Rd).pdf, 5. 14-0609 Ordinance for PL(Z)14-13 Birch Creek Rd.pdf

Date	Ver.	Action By	Action	Result
10/7/2014	1	City Council	adopt	Pass

Ordinance Establishing Original Zoning From County AG (Agriculture) to City CD-R-5 (Conditional District Residential Single Family) for Properties Located at 128 Birch Creek Road

Department: Planning
Council District: Proximate to District

Public Hearing: October 7, 2014
Advertising Date/By: September 25 & October 2, 2014/City Clerk

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

PURPOSE:

Lomonaco Investments, on behalf of Community Foundation Real Estate Management Fund Inc., is requesting original zoning from **County AG** (Agriculture) to **City CD-R-5** (Conditional District Residential Single Family) for properties located at 128 Birch Creek Road, generally described as south of McLeansville Road and west of Birch Creek 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 **October 7, 2014** meeting.

BACKGROUND:

Following a public hearing on September 8, 2014, the Zoning Commission voted 8-0-1 to recommend approval of this request. One person spoke in favor of the request and none in opposition. (See attachment B: Minutes of the September 8, 2014 Zoning Commission meeting). This request is associated with a voluntary annexation petition.

The proposed original zoning request to **City CD-R-5** (Conditional District- Residential Single Family) includes the following condition:

1. Uses shall be limited to 91 single family detached dwellings.
2. All single family lots that front Birch Creek Road shall have a driveway turn around for each lot to facilitate forward vehicular entry into the public right of way.

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 voted 8-0-1 to **approve** this request.

Planning recommends **approval** of the 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.