



Legislation Details (With Text)

File #: ID 20-0337 **Version:** 1 **Name:**
Type: Ordinance **Status:** Passed
File created: 4/23/2020 **In control:** City Council
On agenda: 5/19/2020 **Final action:** 5/19/2020
Title: Public Hearing for an Ordinance for Rezoning at 2222 Wilcox Drive - Keystone Group, Inc. for Ed & Ruby's Legacy, LLC

Sponsors:

Indexes:

Code sections:

Attachments: 1. PL(Z)20-11-2222WilcoxDr-Zoning.pdf, 2. PL(Z)20-11-2222WilcoxDr-Aerial.pdf, 3. PL(Z)20-11-2222WilcoxDr-GFLUM.pdf, 4. Zoning Staff Rpt for PLZ 20-11 (2222 Wilcox Dr).pdf, 5. Zoning Minutes for PL(Z) 20-11 (2222 Wilcox Dr).pdf, 6. Zoning Statement for PL(Z) 20-11 (2222 Wilcox Dr).pdf, 7. 20-0337 ORD for PL(Z) 20-11 (2222 Wilcox Dr).pdf

Date	Ver.	Action By	Action	Result
5/19/2020	1	City Council	adopt	Pass

Public Hearing for an Ordinance for Rezoning at 2222 Wilcox Drive - Keystone Group, Inc. for Ed & Ruby's Legacy, 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: District 2

Public Hearing: Yes
Advertising Date/By: May 7 and 14, 2020

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PURPOSE:

Keystone Group, Inc. for Ed & Ruby's Legacy, LLC, is requesting rezoning from R-3 (Residential Single Family - 3) to CD-R-7 (Conditional District Residential Single Family - 7) for 2222 Wilcox Drive, generally described as south of Wilcox Drive and east of Country Ridge Road. The request includes the following condition:

1. Uses limited to a maximum of 52 single family lots

As this request was approved by the Zoning Commission with less than 6 favorable votes, the City Council will conduct a public hearing to consider and take action on this request at its May 19, 2020 meeting.

BACKGROUND:

Following a public hearing on April 21, 2020 the Zoning Commission voted 4-3 to approve this request. There were four speakers in favor and one in opposition. (See minutes of the April 20, 2020 Zoning Commission meeting). Since the Zoning Commission approved this request with less than 6 favorable votes, it must now go to City Council for an additional public hearing and decision.

BUDGET IMPACT:

This item will have no budget impact.

RECOMMENDATION / ACTION REQUESTED:

The Zoning Commission recommended approval of this request 4-3.

Planning recommends approval of the CD-R-7 zoning request based on:

- Request is consistent with the Reinvestment/Infill goal to promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.
- Request is consistent with the Housing and Neighborhoods goal to 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, including protections against incompatible commercial encroachments.