



Legislation Details (With Text)

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Title: Public Hearing for an Ordinance for Original Zoning and Rezoning Located at 5710 and 5711-5733 Ruffin Road and 5412-5414 and 5420-5424 Freedom Lane - Scott Wallace for Keystone Group, Inc.

Sponsors:

Indexes:

Code sections:

Attachments: 1. PL(Z)20-08-FreedomLn-Zoning.pdf, 2. PL(Z)20-08-FreedomLn-Aerial.pdf, 3. PL(Z)20-08-FreedomLn-GFLUM.pdf, 4. SoS_Keystone Group, Inc.pdf, 5. Zoning Staff Report (Ruffin Rd & Freedom Ln).pdf, 6. Zoning Minutes for PL(Z) 20-08 (Ruffin Rd & Freedom Ln).pdf, 7. Zoning Statement (Ruffin Rd & Freedom Ln).pdf, 8. 20-0279 ORD (Ruffin Rd & Freedom Ln).pdf

Date	Ver.	Action By	Action	Result
4/21/2020	1	City Council	adopt	Pass

...Title

Public Hearing for an Ordinance for Original Zoning and Rezoning Located at 5710 and 5711-5733 Ruffin Road and 5412-5414 and 5420-5424 Freedom Lane - Scott Wallace for Keystone Group, Inc.

Council Priority: Create an Environment to Promote Economic Development Opportunities and Job Creation; Maintain Infrastructure and Provide Sustainable Growth Opportunities

Department: Planning
Council District: Proximate to District 5

Public Hearing: Yes
Advertising Date/By: April 9 and 16, 2020/City Clerk

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

PURPOSE:

Scott Wallace for Keystone Group, Inc., is requesting original zoning and rezoning from **County RS-40** (Residential Single Family) and **City CD-RM-18** (Conditional District Residential Multifamily - 18) to **City CD-RM-26** (Conditional District Residential Multifamily - 26) for 5710 and 5711-5733 Ruffin Road and 5412-5414 and 5420-5424 Freedom Lane, generally described as north and south of Ruffin 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 **April 21, 2020** meeting.

BACKGROUND:

Following a public hearing on March 16, 2020, the Zoning Commission voted 8-0 to recommend approval of

this request. There was one speaker in favor and none in opposition. (See minutes of the March 16, 2020 Zoning Commission meeting). This request is associated with a voluntary annexation petition in order to access City water and sewer for new multifamily residential development

This original zoning and rezoning request includes the following conditions:

1. Uses shall be limited to a maximum of 416 residential dwelling units.
2. A minimum of 50% of the exterior of the apartment buildings shall be brick, stone, stucco, cementitious siding or Decorative vinyl, such as vinyl shakes.

BUDGET IMPACT:

This item will have no budget impact.

RECOMMENDATION / ACTION REQUESTED:

The Zoning Commission recommended **approval** of this request 8-0.

Planning recommends **approval** of the CD-RM-26 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.