



Legislation Details (With Text)

File #: ID 18-0447 **Version:** 1 **Name:**

Type: Ordinance **Status:** Passed

File created: 6/27/2018 **In control:** City Council

On agenda: 7/17/2018 **Final action:** 7/17/2018

Title: Ordinance Rezoning Property Located at 905-1003 Ridgecrest Drive - (Tom Terrell, on behalf of Friends Homes, LLC)

Sponsors: Planning

Indexes:

Code sections:

Attachments: 1. PLZ18-15-RidgecrestDr-Zoning.pdf, 2. PLZ18-15-RidgecrestDr-Aerial.pdf, 3. PLZ18-15-RidgecrestDr-GFLUM.pdf, 4. Sec of State info for Friends Home Inc.pdf, 5. zoning staff report for PL(Z) 18-14 (New Garden & Arcadia Dr - Friends Home).pdf, 6. minutes for PL(Z) 18-14 (New Garden & Arcadia - Friends Home).pdf, 7. zoning statement for PL(Z) 18-14 (New Garden & Arcadia Dr - Friends Home).pdf, 8. 18-0447 ord (Ridgecrest Dr).pdf

Date	Ver.	Action By	Action	Result
7/17/2018	1	City Council	adopt	Pass

Ordinance Rezoning Property Located at 905-1003 Ridgecrest Drive - (Tom Terrell, on behalf of Friends Homes, LLC)

Department: Planning
Council District: District 5

Public Hearing: July 17, 2018
Advertising Date/By: July 5 and 12, 2018/City Clerk

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

PURPOSE:

Tom Terrell (on behalf of Friends Homes, LLC) is requesting rezoning from CD-O (Conditional District Office) and R-3 (Residential Single Family) to CD-PI (Conditional District Public and Institutional) for property located at 905-1003 Ridgecrest Drive, generally described as northwest of Ridgecrest Drive and south of Arcadia Drive.

Because this request requires an amendment to the Comprehensive Plan and the decision of the Zoning Commission to approve was not unanimous, the City Council will conduct a public hearing to consider and take action on this request at its **July 17, 2018** meeting.

BACKGROUND:

Following a public hearing on June 18, 2018, the Zoning Commission voted 8-0 to approve this rezoning request. The Zoning Commission’s decision to approve was subsequently appealed within the required 10 day appeal period. As a result the City Council must now hold an additional public hearing before deciding on the

request.

Three persons spoke in favor of the request and 11 persons spoke in opposition to the request. (See minutes of the June 18, 2018 Zoning Commission meeting).

This rezoning request includes the following conditions:

1. Uses shall be limited to a maximum 14 residential dwelling units

BUDGET IMPACT:

This item will have no budget impact.

RECOMMENDATION / ACTION REQUESTED:

The Zoning Commission voted 8-0 to **approve** this request.

Planning recommends **approval** of the request based on:

- Request is consistent with the **Reinvestment/Infill** goal to promote sound investment in Greensboro's urban areas.
- 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.