



Legislation Text

File #: ID 17-0669, **Version:** 1

Ordinance Rezoning Property Located at 4493 Old Battleground Road Owned by RL REGI-NC CIL LLC

Department: Planning
Council District: District 3

Public Hearing: October 17, 2017
Advertising Date/By: October 5 and 12, 2017/City Clerk

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PURPOSE:

Marc Isaacson for RL REGI-NC CIL LLC is requesting rezoning from CD-RM-18 (Conditional District Residential Multifamily) and R-3 (Residential Single Family) to PUD (Planned Unit Development) for property located at 4493 Old Battleground Road, generally described as south of Old Battleground Road and west of Ragland Drive.

Because the Zoning Commission's vote to approve the request was appealed within the required 10 day appeal period, the City Council will conduct a public hearing to consider and take action on this request at its **October 17, 2017** meeting.

BACKGROUND:

Following a public hearing on September 18, 2017, the Zoning Commission voted 6-0 to approve this request. This decision was subsequently appealed within the required 10 day appeal period.

One person spoke in favor of the request and none in opposition to the request. (See minutes of the September 18, 2017 Zoning Commission meeting).

This rezoning request includes the following conditions:

1. Multifamily residential and accessory structures shall be the only permitted uses.
2. There shall be a maximum of seventy-two (72) dwelling units.
3. There shall be a minimum six (6) foot high opaque fence on the southern boundary, as permitted under applicable ordinances
4. The exterior of the principal buildings shall be primarily brick and/or stone
5. All buildings shall be limited to a maximum three (3) above ground stories
6. There shall be a fifty (50) foot wide buffer between the subject property and the residential properties on the southern boundary. This buffer shall consist of existing undisturbed vegetation (except for disturbances related to construction, operation and maintenance of stormwater treatment devices or where disturbances are otherwise required by ordinance or statute). This condition shall be interpreted to expressly permit the construction, operation and maintenance of stormwater treatment devices within the

proposed fifty (50) foot buffer area.

7. Vehicular access from the subject property to Brookfield Drive shall be prohibited

BUDGET IMPACT:

This item will have no budget impact.

RECOMMENDATION / ACTION REQUESTED:

The Zoning Commission voted 6-0 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.