File #: ID 21-0403, **Version:** 1

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Public Hearing for Ordinance for Rezoning Located at 1419 Manuel Street - Carruthers & Roth, P.A. for Donald Linder of Linder Ventures III, LLC

Council Priority: 1) Maintain Infrastructure and Provide Sustainable Growth Opportunities

Department: Planning
Council District: District 3

Public Hearing: Yes
Advertising Date/By: June 3 and 10, 2021

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

PURPOSE:
Carruthers & Roth, P.A. for Donald Linder of Linder Ventures III, LLC., is requesting rezoning from R-3 (Residential Single Family - 3) to R-5 (Residential Single Family - 5) for 1419 Manuel Street, generally described as south of Manuel Street and west of Karlingdale Drive.

As the decision of the Zoning Commission to deny this 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 June 15, 2021 meeting.

BACKGROUND:
Following a public hearing on May 17, 2021, the Zoning Commission voted 8-0 to deny this request. There were four speakers in favor and five in opposition. (See minutes of the May 17, 2021 Zoning Commission meeting).

This rezoning request includes the following condition:

1.   Uses limited to residential uses only.

BUDGET IMPACT:
This item will have no budget impact.

RECOMMENDATION / ACTION REQUESTED:
The Zoning Commission recommended denial of this request 8-0

Planning recommends approval of the CD-R-5

- Request is consistent with the Filling in Our Framework Big Idea to arrange our land uses to create a more vibrant and livable Greensboro.

- Request is consistent with Strategy 2 of the Creating Great Places Big Idea to meet housing needs and desires with a sufficient and diverse supply of housing products, prices and locations.