



Legislation Text

File #: ID 19-0007, **Version:** 1

Ordinance Rezoning Property Located at 2737 and 2745-2767 Horse Pen Creek Road - Judy Stalder, for Keystone at Horse Pen Creek, LLC

Department: Planning
Council District: District 4

Public Hearing: December 18, 2018
Advertising Date/By: December 6 and 13, 2018/City Clerk

Note: This item was continued by City Council to the January 15, 2019 meeting without further advertising

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PURPOSE:

Judy Stalder, for Keystone at Horse Pen Creek, LLC, is requesting rezoning from R-3 (Residential Single Family), CD-RM-12 (Conditional District Residential Multifamily) and CD-O (Conditional District Office) to CD-RM-12 (Conditional District Residential Multifamily) for property located at 2737 and 2745-2767 Horse Pen Creek Road, generally described as south and west of Horse Pen Creek Road and west of Terrault 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 **December 18, 2018** meeting.

BACKGROUND:

Following a public hearing on November 19, 2018, the Zoning Commission voted 5-2 to approve this rezoning request. Since this request is tied to an amendment to the Comprehensive Plan and the Zoning Commission's decision was not unanimous City Council must now hold an additional public hearing before deciding on the request.

Two persons spoke in favor of the request and 3 persons spoke in opposition to the request. (See minutes of the November 19, 2018 Zoning Commission meeting).

This rezoning request includes the following conditions (**note- Conditions 2 and 3 shown in bold were added at the Zoning Commission hearing**):

1. The landscaped buffer adjacent to Sullivan's Lake Association parcels REID: 0081972 (4222 CE Sullivan's lake Drive) and 0081973 (4206 Open Sullivan's Lake Drive) shall be of a Type C buffer width with a Type B buffer planting rate.
- 2. A minimum 6 foot tall fence composed of brick columns and aluminum type materials with**

wrought iron appearance shall be constructed near the southern property boundary adjacent to the Sullivan's Lake Association parcels REID 0081972 and 0081973 as shown in Exhibit A. Where the fence intersects with any required stream buffers it shall be placed along the eastern edge of those buffers for a distance of approximately 60 feet as also shown in Exhibit A. The fence will be placed in a manner so as not to interfere with any new or conserved plants.

3. The maximum height of any buildings shall not exceed four stories.

BUDGET IMPACT:

This item will have no budget impact.

RECOMMENDATION / ACTION REQUESTED:

The Zoning Commission voted 5-2 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