



## Legislation Details (With Text)

**File #:** ID 16-0093    **Version:** 1    **Name:**  
**Type:** Ordinance    **Status:** Passed  
**File created:** 1/25/2016    **In control:** City Council  
**On agenda:** 3/1/2016    **Final action:** 3/1/2016  
**Title:** Ordinance Rezoning Property Located at 4803, 4807 Hardindale Drive & 635 Muirs Chapel Road  
**Sponsors:**  
**Indexes:**  
**Code sections:**

**Attachments:** 1. PLZ16-01\_4807HardindaleDr-Zoning.pdf, 2. PLZ16-01\_4807HardindaleDr-Aerial.pdf, 3. zoning staff report for PLZ 16-01 (Hardindale & Muirs Chapel).pdf, 4. zoning statement for PLZ 16-01 (Hardindale & Muirs Chapel).pdf, 5. minutes for PL(Z) 16-01 (Hardindale and Muirs Chapel).pdf, 6. 16-0093 Ordinance for PL(Z) 16-01 (Hardindale & Muirs Chapel).pdf

Date	Ver.	Action By	Action	Result
3/1/2016	1	City Council	adopt	Pass
2/10/2016	1	Infrastructure Committee	refer	

Ordinance Rezoning Property Located at 4803, 4807 Hardindale Drive & 635 Muirs Chapel Road

Department: Planning  
Council District: District 4

Public Hearing: February 16, 2016  
Advertising Date/By: February 4 and 11, 2016/City Clerk

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

### PURPOSE:

Trinterra, LLC on behalf of Dorothy Hardin Lewis is requesting rezoning from **R-3** (Residential Single Family) to **CD-RM-12** (Conditional District Residential Multifamily) for property located at 4803, 4807 Hardindale Drive & 635 Muirs Chapel Road, generally described as west of Muirs Chapel Road and east of Arrowhead Road.

Because this request was appealed, the City Council will conduct a public hearing to consider and take action on this request at its **March 1, 2016** meeting.

### BACKGROUND:

Following a public hearing on January 13, 2016, the Zoning Commission voted 6-0 to approve this request. Three persons spoke in favor of the request and eight in opposition to the request. (See minutes of the January 13, 2016 Zoning Commission meeting). The Zoning Commission's decision was subsequently appealed within the required ten day appeal window. As such this request must go to City Council for their review and action following a public hearing.

This rezoning request includes the following conditions:

1. Uses shall be limited to a maximum of 100 residential dwelling units.
2. The existing native landscape, along the southern boundary, shall be preserved and enhanced to ensure continuous screening, as approved by the City Arborist.
3. An opaque fence, with a minimum height of six feet, shall enclose the dwelling units adjacent to the southern property without encroaching into the required buffer.
4. Exterior lighting shall be limited to a maximum height of 25 feet above finished grade.
5. No dwelling unit or parking is to be located within a 75 ft. radius centered on the intersection of the centerline of Beckwith Drive and the southern property line as shown on Exhibit A, dated January 13, 2016.
6. Facades and rooflines on dwelling units shall include features and material changes to ensure architectural variety.

This request addresses the following MAP Goals:

**MAP Goal 2 - Maintain infrastructure and provide sustainable growth opportunities**

**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.

**COMMITTEE ACTION:** This item was referred to Council by the Infrastructure Committee.