



Legislation Details (With Text)

File #: ID 16-0801 **Version:** 1 **Name:**
Type: Ordinance **Status:** Passed
File created: 9/23/2016 **In control:** City Council
On agenda: 11/15/2016 **Final action:** 11/15/2016
Title: Ordinance Appealing the Rezoning Decision - 5100 Hilltop Road
Sponsors:
Indexes:
Code sections:

Attachments: 1. PLZ16-16_5100Hilltop-Zoning.pdf, 2. PLZ16-16_5100Hilltop-Aerial.pdf, 3. zoning staff report for PLZ 16-16 (5100 Hilltop Rd).pdf, 4. minutes for PL(Z) 16-16 (5100 Hilltop Rd).pdf, 5. zoning statement for PLZ 16-16 (5100 Hilltop Rd).pdf, 6. 16-0801 ordinance for PL(Z) 16-16 (5100 Hilltop Rd).pdf

Date	Ver.	Action By	Action	Result
11/15/2016	1	City Council	adopt	Pass
10/18/2016	1	City Council	postponed	Pass

Ordinance Appealing the Rezoning Decision - 5100 Hilltop Road

Department: Planning
Council District: District 5

Public Hearing: October 18, 2016
Advertising Date/By: October 6 and 13, 2016/City Clerk

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

PURPOSE:

Amer Baker is requesting rezoning from **R-3** (Residential Single Family) to **CD-RM-12** (Conditional District Residential Multifamily) for property located at 5100 Hilltop Road, generally described as west of Lakeshore Drive and north of Hilltop Road.

Because this request was appealed, the City Council will conduct a public hearing to consider and take action on this request at its **October 18, 2016** meeting.

BACKGROUND:

Following a public hearing on September 19, 2016, the Zoning Commission voted 5-3 to deny this request. One person spoke in favor of the request and three in opposition to the request. (See minutes of the September 19, 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 condition:

1. Use is limited to residential uses only.

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 5-3 to **deny** 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.