



## Legislation Details (With Text)

<b>File #:</b>	ID 16-0879	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	Ordinance	<b>Status:</b>		Passed	
<b>File created:</b>	10/19/2016	<b>In control:</b>		City Council	
<b>On agenda:</b>	11/15/2016	<b>Final action:</b>		11/15/2016	
<b>Title:</b>	Ordinance Rezoning Property Located at 200 West Cornwallis Drive				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	1. PLZ16-20-200WCornwallis-Zoning.pdf, 2. PLZ16-20-200WCornwallis-Aerial.pdf, 3. zoning staff report for PLZ 16-20 (200 W Cornwallis Dr).pdf, 4. minutes for PL(Z) 16-20 (200 W. Cornwallis Dr).pdf, 5. zoning statement for PLZ 16-20 (200 W Cornwallis Dr).pdf, 6. 16-0879 ordinance for PL(Z) 16-20 (200 W Cornwallis Dr).pdf				

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

Ordinance Rezoning Property Located at 200 West Cornwallis Drive

Department: Planning  
Council District: District 3

Public Hearing: November 15, 2016  
Advertising Date/By: November 3 and 10, 2016/City Clerk

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

### PURPOSE:

Joseph Turk is requesting rezoning from **R-3** (Residential Single Family) to **CD-RM-8** (Conditional District Residential Multifamily) for property located at 200 West Cornwallis Drive, generally described as north of West Cornwallis Drive and west of North Elm Street.

Because this request was associated with an amendment to the Comprehensive Plan and the vote to approve the request was not unanimous, the City Council will conduct a public hearing to consider and take action on this request at its **November 15, 2016** meeting.

### BACKGROUND:

Following a public hearing on October 17, 2016, the Zoning Commission voted 7-1 to approve this request. One person spoke in favor of the request and four in opposition to the request. (See minutes of the October 17, 2016 Zoning Commission meeting). Since this request was tied to an amendment to the Comprehensive Plan's Generalized Future Land Use Map and the Zoning Commission's decision was not unanimous, the item automatically moved to City Council for their review and action following a public hearing.

This rezoning request includes the following conditions:

1. Uses limited to a maximum of 6 residential dwelling units.
2. No building shall be constructed within 50 feet of West Cornwallis Drive and within 75 feet of the northern property line of the subject property

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 7-1 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.