



Legislation Details (With Text)

File #:	ID 18-0120	Version:	1	Name:	
Type:	Ordinance	Status:		Postponed	
File created:	2/23/2018	In control:		City Council	
On agenda:	3/20/2018	Final action:			
Title:	Ordinance Rezoning Property Located at 303 Muirs Chapel and 4803 & 4809 Kenview Street (Affordable Housing Management, Inc.)				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	1. Z-18-02-002-303MuirsChapelRdand4803-4809KenviewSt-Zoning.pdf, 2. Z-18-02-002-303MuirsChapelRdand4803-4809KenviewSt-Aerial.pdf, 3. Z-18-02-002-303MuirsChapelRdand4803-4809KenviewSt-GLUM.pdf, 4. minutes for PL(Z) 18-04 (Muirs Chapel Rd Kenview St) (002).pdf, 5. zoning staff report for PL(Z) 18-04 (Muirs Chapel Rd & Kenview St).pdf, 6. zoning statement for PL(Z) 18-04 (Muirs Chapel Rd & Kenview St).pdf, 7. 18-0120 ordinance for PL(Z) 18-04 (Muirs Chapel Rd & Kenview St).pdf				

Date	Ver.	Action By	Action	Result
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Ordinance Rezoning Property Located at 303 Muirs Chapel and 4803 & 4809 Kenview Street (Affordable Housing Management, Inc.)

Department: Planning
Council District: District 4

Public Hearing: March 20, 2018
Advertising Date/By: March 8 and 15, 2018/City Clerk

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

PURPOSE:

Affordable Housing Management, Inc. is requesting rezoning from R-3 (Residential Single Family) to CD-RM-26 (Conditional District Office) for property located at 303 Muirs Chapel Road and 4803 & 4809 Kenview Street, generally described as west of Muirs Chapel Road and southwest of Kenview Street.

Because this request was appealed following the decision of the Zoning Commission, the City Council will conduct a public hearing to consider and take action on this request at its **March 20, 2018** meeting.

BACKGROUND:

Following a public hearing on February 19, 2018, the Zoning Commission voted 6-2 to approve this request. This decision to approve was then appealed to City Council within the required 10-day appeal period.

Three persons spoke in favor of the request and six spoke in opposition to the request. (See minutes of the

February 19, 2018 Zoning Commission meeting). Since the Zoning Commission's vote to approve was appealed, the City Council will review and take action following a public hearing.

This rezoning request includes the following conditions:

1. Uses shall be limited to a maximum of 72 residential dwelling units.
2. **Except for the road frontages along Kenview Street and Muirs Chapel Road, a minimum six feet tall opaque fence shall be installed along all exterior property lines where permitted.**
3. **A minimum of five bicycle racks shall be installed within the development.**

Note: Conditions 2 and 3 were added at the Zoning Commission meeting on February 19, 2018.

BUDGET IMPACT:

This item will have no budget impact.

RECOMMENDATION / ACTION REQUESTED:

The Zoning Commission voted 6-2 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.