



Legislation Details (With Text)

File #: ID 18-0446 **Version:** 1 **Name:**
Type: Ordinance **Status:** Passed
File created: 6/27/2018 **In control:** City Council
On agenda: 7/17/2018 **Final action:** 7/17/2018
Title: Ordinance Rezoning Property Located at 910-1004 Ridgecrest Drive, 5901-5903 Arcadia Drive, and 903-1017 New Garden Road - (Tom Terrell, on behalf of Friends Homes, LLC)
Sponsors: Planning
Indexes:
Code sections:

Attachments: 1. PLZ18-14-RidgecrestDrArcadiaDrNewGardenRd-Zoning.pdf, 2. PLZ18-14-RidgecrestDrArcadiaDrNewGardenRd-Aerial.pdf, 3. PLZ18-14-RidgecrestDrArcadiaDrNewGardenRd-GFLUM.pdf, 4. Sec of State info for Friends Home Inc.pdf, 5. zoning staff report for PL(Z) 18-14 (New Garden & Arcadia Dr - Friends Home).pdf, 6. minutes for PL(Z) 18-14 (New Garden & Arcadia - Friends Home).pdf, 7. zoning statement for PL(Z) 18-14 (New Garden & Arcadia Dr - Friends Home).pdf, 8. 18-0446 ord (New Garden & Arcadia Dr).pdf

Date	Ver.	Action By	Action	Result
7/17/2018	1	City Council	adopt	Pass

Ordinance Rezoning Property Located at 910-1004 Ridgecrest Drive, 5901-5903 Arcadia Drive, and 903-1017 New Garden Road - (Tom Terrell, on behalf of Friends Homes, LLC)

Department: Planning
Council District: District 5

Public Hearing: July 17, 2018
Advertising Date/By: July 5 and 12, 2018/City Clerk

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

PURPOSE:

Tom Terrell (on behalf of Friends Homes, LLC) is requesting rezoning from CD-O (Conditional District Office), R-3 (Residential Single Family) and CD-PI (Conditional District Public and Institutional) to CD-PI (Conditional District Public and Institutional) for property located at 910-1004 Ridgecrest Drive, 5901-5903 Arcadia Drive, and 903-1017 New Garden Road, generally described as east of Ridgecrest Drive, south of Arcadia Drive, and west of New Garden Road.

Because this request was appealed within the required 10-day appeal period 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 **July 17, 2018** meeting.

BACKGROUND:

Following a public hearing on June 18, 2018, the Zoning Commission voted 8-0 to approve this rezoning

request. The Zoning Commission's decision to approve was subsequently appealed within the required 10 day appeal period. As a result the City Council must now hold an additional public hearing before deciding on the request.

Three persons spoke in favor of the request and 11 persons spoke in opposition to the request. (See minutes of the June 18, 2018 Zoning Commission meeting).

This rezoning request includes the following conditions:

1. All uses in the PI zoning district shall be allowed except shooting ranges; correctional institutions; and auditoriums, coliseums and stadiums (as principal use).

BUDGET IMPACT:

This item will have no budget impact.

RECOMMENDATION / ACTION REQUESTED:

The Zoning Commission voted 8-0 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.