



## Legislation Details (With Text)

**File #:** ID 19-0220    **Version:** 1    **Name:**  
**Type:** Ordinance    **Status:** Passed  
**File created:** 3/22/2019    **In control:** City Council  
**On agenda:** 4/16/2019    **Final action:** 4/16/2019  
**Title:** Ordinance for Rezoning - 449-451 Guilford College Road - Wynnefield Properties, Inc., on behalf of Abram and Clara Green

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. PL(Z)19-10-449-451 GuilfordCollegeRd-Zoning.pdf, 2. PL(Z)19-10-449-451 GuilfordCollegeRd-Aerial.pdf, 3. PL(Z)19-10-449-451 GuilfordCollegeRd-GFLUM.pdf, 4. Info on Wynnefield Properties Inc.pdf, 5. zoning staff report for PLZ 19-10 (449-451 Guilford College Rd).pdf, 6. Zoning Minutes for PL(Z) 19-10 (449-451 Guilford College Rd).pdf, 7. zoning statement for PL(Z) 19-10 (449-451 Guilford College Rd).pdf, 8. 19-0220 ord Guilford College Rd).pdf

Date	Ver.	Action By	Action	Result
4/16/2019	1	City Council	adopt as amended	Pass

**...Title**

Ordinance for Rezoning - 449-451 Guilford College Road - Wynnefield Properties, Inc., on behalf of Abram and Clara Green

Department: Planning

Council District: District 5

Public Hearing: April 16, 2019

Advertising Date/By: April 4 and 11, 2019/City Clerk

Contact 1 and Phone: Sue Schwartz 373-2149

Contact 2 and Phone: Mike Kirkman 373-4649

**PURPOSE:**

Wynnefield Properties, Inc., on behalf of Abram and Clara Green, is requesting rezoning from **CD-RM-18** (Conditional District Residential Multifamily) and **R-3** (Residential Single Family - 3) to **CD-RM-18** (Conditional District Residential Multifamily) for 449-451 Guilford College Road, generally described as east of Guilford College Road and north of Bridford Parkway.

As this request is associated with an amendment to the Generalized Future Land Use Map of the Comprehensive Plan, and the Zoning Commission did not have a unanimous approval, the City Council will conduct a public hearing to consider and take action on this request at its **April 16, 2019** meeting.

**BACKGROUND:**

Following a public hearing on March 18, 2019, the Zoning Commission voted 6-2 to recommend approval of this request. There was one speaker in favor and none in opposition. (See minutes of the March 18, 2019

Zoning Commission meeting).

This rezoning request includes the following conditions:

1. Uses limited to a maximum 60 multifamily dwelling units.
2. Buildings shall not exceed 60 feet in height.
3. A Type C landscape buffer shall be provided along the northern and eastern property lines with any new development.

*Note: Condition 3 shown in underline above was added at the March 18, 2019 Zoning Commission meeting.*

**BUDGET IMPACT:**

This item will have no budget impact.

**RECOMMENDATION / ACTION REQUESTED:**

The Zoning Commission recommended **approval** of this request 6-2.

Planning recommends **approval** of the CD-RM-18 zoning request based on:

- Request is consistent with the **Reinvestment/Infill** goal to promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.
- 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