



Legislation Details (With Text)

File #: ID 19-0316 **Version:** 1 **Name:**
Type: Ordinance **Status:** Passed
File created: 4/24/2019 **In control:** City Council
On agenda: 5/21/2019 **Final action:** 5/21/2019
Title: Ordinance Authorizing the Original Zoning and Rezoning of Property Located at 601 Kallamdale Road, 4408 Near Sumner Church Road, a Portion of 4229 Short Farm Road, and 5200-5216 Carol Avenue - Keystone Group, Inc., Including and on Behalf of the City of Greensboro

Sponsors:

Indexes:

Code sections:

Attachments: 1. PL(Z)19-19-Kallamdale-Zoning.pdf, 2. PL(Z)19-19-Kallamdale-Aerial.pdf, 3. PL(Z)19-19-Kallamdale-GFLUM.pdf, 4. zoning staff report for PLZ 19-19 (Carol Ave & Short Farm Rd).pdf, 5. Zoning Minutes for PL(Z) 19-19 (Carol Ave & Short Farm Rd).pdf, 6. zoning statement for PL(Z) 19-19 (Carol Ave & Short Farm Rd).pdf, 7. 19-0316 ord (Carol Ave & Short Farm Rd).pdf

Date	Ver.	Action By	Action	Result
5/21/2019	1	City Council	adopt	Pass

...Title

Ordinance Authorizing the Original Zoning and Rezoning of Property Located at 601 Kallamdale Road, 4408 Near Sumner Church Road, a Portion of 4229 Short Farm Road, and 5200-5216 Carol Avenue - Keystone Group, Inc., Including and on Behalf of the City of Greensboro

Department: Planning

Council District: Proximate to District 1

Public Hearing: May 21, 2019

Advertising Date/By: May 9 and 16, 2019/City Clerk

Contact 1 and Phone: Sue Schwartz 373-2149

Contact 2 and Phone: Mike Kirkman 373-4649

PURPOSE:

Keystone Group, Inc., including and on behalf of the City of Greensboro, is requesting original zoning and rezoning from **County RS-30** (Residential Single Family), **County AG** (Agricultural) and **City PI** (Public and Institutional) to **City R-5** (Residential Single Family - 5) and **City PI** (Public and Institutional) for 601 Kallamdale Road, 4408 Near Sumner Church Road, portion of 4229 Short Farm Road, and 5200-5216 Carol Avenue, generally described as south of Interstate 85 and west of Carol Avenue.

As this request is associated with a voluntary annexation petition, the City Council will conduct a public hearing to consider and take action on this request at its **May 21, 2019** meeting.

BACKGROUND:

Following a public hearing on April 15, 2019, the Zoning Commission voted 7-0 to recommend denial of this

request. There was one speaker in favor and none in opposition. (See minutes of the April 15, 2019 Zoning Commission meeting). This request is associated with a voluntary annexation petition in order to access City services for new development.

This rezoning request includes the following condition:

1. Uses limited to a maximum of 85 single family dwellings

BUDGET IMPACT:

This item will have no budget impact.

RECOMMENDATION / ACTION REQUESTED:

The Zoning Commission recommended **approval** of this request 7-0.

Planning recommends **approval** of the City R-5 and PI zoning request based on:

- Request is consistent with the **Growth at the Fringe** goal to promote sound, sustainable land use patterns that provide for the efficient provision of public services and facilities.
- 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