



Legislation Details (With Text)

File #: ID 19-0685 **Version:** 1 **Name:**
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File created: 9/23/2019 **In control:** City Council
On agenda: 10/15/2019 **Final action:** 10/15/2019
Title: Ordinance for Original Zoning Located at 3617-3635 McConnell Road - Amanda Hodierne for William Mitchell Causey

Sponsors:

Indexes:

Code sections:

Attachments: 1. PLZ19-31-3635McConnellRd-Zoning.pdf, 2. PLZ19-31-3617-3635McConnellRd-GFLUM.pdf, 3. PLZ19-31-3617-3635McConnellRd-Aerial.pdf, 4. zoning staff report for PLZ 19-31 (3617-3635 McConnell Rd).pdf, 5. Zoning Minutes for PL(Z) 19-31 (3617-3635 McConnell Rd).pdf, 6. zoning statement for PL(Z) 19-31 (3617-3635 McConnell Rd).pdf, 7. 19-0685 ORD for PL(Z) 19-31 (3611-3635 McConnell Rd).pdf

Date	Ver.	Action By	Action	Result
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...Title

Ordinance for Original Zoning Located at 3617-3635 McConnell Road - Amanda Hodierne for William Mitchell Causey

Department: Planning

Council District: Proximate to District 1

Public Hearing: Yes

Advertising Date/By: October 3 and 10, 2019/City Clerk

Contact 1 and Phone: Sue Schwartz, 373-2149

Contact 2 and Phone: Mike Kirkman, 373-4649

PURPOSE:

Amanda Hodierne, for William Mitchell Causey, is requesting original zoning from **County AG** (Agricultural) to **City PUD** (Planned Unit Development) for 3617 -3635 McConnell Road, generally described as north of McConnell Road and west of Clapp Farm Road.

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 **October 15, 2019** meeting.

BACKGROUND:

Following a public hearing on September 16, 2019, the Zoning Commission voted 4-3 to recommend denial of this request. There were two speakers in favor and four in opposition. (See minutes of the September 16, 2019 Zoning Commission meeting). This request is associated with a voluntary annexation petition to access City services for new residential development.

This rezoning request includes the following condition:

1. Uses shall be limited to single-family dwellings, townhomes, and multi-family dwellings.
2. Buildings shall not exceed thirty (30) feet in height.
3. The site shall be limited to a maximum of 150 residential units.

BUDGET IMPACT:

This item will have no budget impact.

RECOMMENDATION / ACTION REQUESTED:

The Zoning Commission recommended **denial** of this request 4-3

Planning recommends **denial** of the PUD zoning request based on:

- Request is inconsistent 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 inconsistent with the **Economic Development** goal to promote a healthy, diversified economy with a strong tax base and opportunities for employment, entrepreneurship and for-profit and non-profit economic development for all segments of the community, including under-served areas such as East Greensboro.
- Request is inconsistent 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.