



Legislation Details (With Text)

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On agenda: 7/21/2020 **Final action:** 7/21/2020
Title: Public Hearing for an Ordinance for Rezoning at 4720, 4720A, 4724, 4726 and 4730 Mitchell Avenue - Anthony Lester, for Delta Homes

Sponsors:

Indexes:

Code sections:

Attachments: 1. PL(Z)20-15-MitchellAve-Zoning.pdf, 2. PL(Z)20-15-MitchellAve-GFLUM.pdf, 3. PL(Z)20-15-MitchellAve-Aerial.pdf, 4. Zoning Staff Report for PLZ 20-15 (4720-4730 Mitchell Ave).pdf, 5. Zoning Minutes for PL(Z) 20-15 (4720-4730 Mitchell Ave).pdf, 6. Zoning Statement for PL(Z) 20-15 (4720-4730 Mitchell Ave).pdf, 7. 20-0493 ORD (4720-4730 Mitchell Ave).pdf

| Date | Ver. | Action By | Action | Result |
|-----------|------|--------------|--------|--------|
| 7/21/2020 | 1 | City Council | adopt | Pass |

Public Hearing for an Ordinance for Rezoning at 4720, 4720A, 4724, 4726 and 4730 Mitchell Avenue - Anthony Lester, for Delta Homes

Council Priority: Create an Environment to Promote Economic Development Opportunities and Job Creation; Maintain Infrastructure and Provide Sustainable Growth Opportunities

Department: Planning
Council District: District 4

Public Hearing: Yes
Advertising Date/By: July 9 and 16, 2020/City Clerk

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PURPOSE:

Anthony Lester, for Delta Homes, is requesting rezoning from R-3 (Residential Single Family - 3) to CD-RM-12 (Conditional District Residential Multifamily - 12) for 4720, 4720A, 4724, 4726 and 4730 Mitchell Avenue, generally described as north of Mitchell Avenue and west of Muirs Chapel Road. The request includes the following condition:

1. Uses limited to a maximum of 55 townhouse dwellings
2. The maximum height of all buildings shall not exceed 30 feet.

As this request was approved by the Zoning Commission with less than 6 favorable votes, the City Council will conduct a public hearing to consider and take action on this request at its July 21, 2020 meeting.

BACKGROUND:

Following a public hearing on June 15, 2020 the Zoning Commission voted 5-2 to approve this request. There were two speakers in favor and one in opposition. (See minutes of the June 15, 2020 Zoning Commission meeting). Since the Zoning Commission approved this request with less than 6 favorable votes, it must now go to City Council for an additional public hearing and decision.

BUDGET IMPACT:

This item will have no budget impact.

RECOMMENDATION / ACTION REQUESTED:

The Zoning Commission recommended approval of this request 5-2.

Planning recommends approval of the CD-RM-12 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, including protections against incompatible commercial encroachments.