



Legislation Text

File #: ID 15-0829, **Version:** 1

Ordinance Rezoning Property Located at 3061 YY Pisgah Place and 10 R1 Bent Oak Court

Department: Planning
Council District: District 3

Public Hearing: November 10, 2015
Advertising Date/By: October 29 and November 5, 2015/City Clerk

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PURPOSE:

Marc Isaacson, on behalf of Edward J. Dungee Heirs, is requesting rezoning from **R-3** (Residential Single Family) to **CD-RM-12** (Conditional District Residential Multifamily) for property located at 3061 YY Pisgah Place and 10 R1 Bent Oak Court, generally described as north of Pisgah Place and east of Leland Drive.

This request was approved by the Zoning Commission but was subsequently appealed within the required 10 day appeal period. As such, the City Council will conduct a public hearing to consider and take action on this request at its **November 10, 2015** meeting.

BACKGROUND:

Following a public hearing on September 21, 2015, the Zoning Commission voted 7-0 to approve this request. 2 persons spoke in favor of the request and 9 in opposition. (See attachment B: Minutes of the September 21, 2015 Zoning Commission meeting). This approval was subsequently appealed to City Council within the required 10 day appeal period. This CD-RM-12 rezoning request is subject to the following conditions:

1. All buildings shall have a maximum height of three stories
2. Primary building materials shall consist of not less than fifty percent (50%) brick, stone, and/or cementitious materials (e.g. Hardie Plank).

This request addresses the following MAP Goals:

MAP Goal 2 - Maintain infrastructure and provide sustainable growth opportunities

BUDGET IMPACT:

This item will have no budget impact.

RECOMMENDATION / ACTION REQUESTED:

The Zoning Commission voted 7-0 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.