



City of Greensboro

Melvin Municipal Building
300 W. Washington Street
Greensboro, NC 27401

Legislation Text

File #: ID 16-0583, **Version:** 1

Ordinance Rezoning Property Located at 3619 & 3629 Lewiston Road and 3410 Crimson Wood Drive

Department: Planning
Council District: District 5

Public Hearing: July 19, 2016
Advertising Date/By: July 7 and 14, 2016/City Clerk

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PURPOSE:

Trinterra, LLC on behalf of Lary Thomas Jessup, Raynard Small, Eddie Wright & Todd E. Rotruck is requesting rezoning from **R-3** (Residential Single Family) to **CD-RM-12** (Conditional District Residential Multifamily) for property located at 3619 & 3629 Lewiston Road and 3410 Crimson Wood Drive, generally described as west of Lewiston Road and south of Hickory Woods Drive.

Because this request was appealed, the City Council will conduct a public hearing to consider and take action on this request at its **July 19, 2016** meeting.

BACKGROUND:

Following a public hearing on June 20, 2016, the Zoning Commission voted 9-0 to approve this request. One person spoke in favor of the request and 11 in opposition to the request. (See minutes of the June 20, 2016 Zoning Commission meeting). The Zoning Commission's decision was subsequently appealed within the required ten day appeal window. As such this request must go to City Council for their review and action following a public hearing.

This rezoning request includes the following conditions:

1. Uses are limited to townhome and single family dwellings.
2. Dwelling units shall not exceed 90 if developed solely as single family dwellings.
3. If developed with a combination of single family dwellings and townhome dwellings, maximum units will be limited to 25 single family dwellings and 94 townhome dwellings.

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 9-0 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.