



City of Greensboro

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

Legislation Text

File #: ID 16-0805, **Version:** 1

Ordinance Rezoning Property Located at 2201 Spring Garden Street

Department: Planning
Council District: District

Public Hearing: October 18, 2016
Advertising Date/By: October 6 and 13, 2016/City Clerk

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PURPOSE:

The School Associates, LLC is requesting rezoning from **CD-O** (Conditional District Office) to **PUD** (Planned Unit Development) for property located at 2201 Spring Garden Street, generally described as south of Spring Garden Street and west of Bitting Street.

Because this request is associated with an amendment to the adopted Lindley Park Neighborhood Plan, the City Council will conduct a public hearing to consider and take action on this request at its **October 18, 2016** meeting.

BACKGROUND:

Following a public hearing on September 19, 2016, the Zoning Commission voted 9-0 to approve this request. Two persons spoke in favor of the request and none in opposition to the request. (See minutes of the September 19, 2016 Zoning Commission meeting). Because this rezoning is associated with an amendment to the Lindley Park Neighborhood Plan, 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 a maximum of 80 residential multifamily dwelling units and accessory uses.
2. Maintain the existing principal structures without expansion.

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 **recommend approval** 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.