



Legislation Text

File #: ID 17-0640, **Version:** 1

Ordinance Establishing Original Zoning and Rezoning Property Located at 5740, 5740 ZZ, 5746, 5710 and 5711-5733 Ruffin Road Owned by KeyStone Group, Inc.

Department: Planning
Council District: Within and Proximate to District 5

Public Hearing: October 17, 2017
Advertising Date/By: October 5 and 12, 2017/City Clerk

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PURPOSE:

Scott Wallace, for Keystone Group Inc., is requesting original zoning and rezoning from **County RS-40** (Residential Single Family) and **City CD-RM-12** (Conditional District Residential Multifamily) to **City CD-RM-18** (Conditional District Residential Multifamily) for property located at 5740, 5740 ZZ, 5746, 5710 and 5711-5733 Ruffin Road, generally described as north and south of Ruffin Road and east of Strickland Court.

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 17, 2017** meeting.

BACKGROUND:

Following a public hearing on September 18, 2017, the Zoning Commission voted 6-0 to recommend approval of this request. One person spoke in favor of the request and none in opposition. (See attachment B: Minutes of the September 18, 2017 Zoning Commission meeting). This request is associated with a voluntary annexation petition in addition to a rezoning request.

This rezoning request includes the following conditions:

1. Uses - All residential uses permitted in the RM-18 zoning district.
2. The total number of dwelling units shall be limited to 456.
3. A minimum of 50% of the exterior of the apartment buildings shall be brick veneer.
4. Tract A shall have a maximum of 310 dwelling units. Tract B shall have a maximum of 146 dwelling units, as shown on the exhibit entitled "Rezoning Exhibit for Keystone Group, Inc." submitted to the City of Greensboro and dated 07-12-17.

BUDGET IMPACT:

This item will have no budget impact.

RECOMMENDATION / ACTION REQUESTED:

The Zoning Commission voted 6-0 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