



Legislation Text

File #: ID 17-0759, **Version:** 1

Ordinance Rezoning Property Located at 3522 and 3524 Lawndale Drive owned by the Estate of Joseph M. and Janice Waynick

Department: Planning
Council District: District 3

Public Hearing: January 16, 2018
Advertising Date/By: January 4 and 11, 2018/City Clerk

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PURPOSE:

Clint Cogburn for Estate of Joseph M. and Janice S. Waynick is requesting rezoning from R-3 (Residential Single Family) to CD-O (Conditional District Office) for property located at 3522 and 3524 Lawndale Drive, generally described as north of Lawndale Drive and east of Hathaway Drive.

Because this request was associated with an amendment to the Generalized Future Land Use Map (GFLUM) of the Comprehensive Plan and the Zoning Commission's vote was not unanimous, the City Council will conduct a public hearing to consider and take action on this request at its **January 16, 2018** meeting.

Note: The applicant requested this item be heard at the January 16, 2018 meeting instead of the earlier December 19, 2017 meeting in order to allow for additional time to discuss issues of concern with neighboring property owners.

BACKGROUND:

Following a public hearing on November 20, 2017, the Zoning Commission voted 6-1 to approve this request. Since this request had an accompanying amendment to the Generalized Future Land Use Map of the Comprehensive Plan, a unanimous vote was needed for final action.

One person spoke in favor of the request, three spoke in opposition and one speaker was neutral (not opposed) to the request. (See minutes of the November 20, 2017 Zoning Commission meeting). Since the Zoning Commission's vote to approve was less than unanimous, the City Council will review and take action following a public hearing.

This rezoning request includes the following conditions:

1. Permitted uses shall include all uses allowed in the Office (O) zoning district except the following:
 - a. All uses in the Group Living use category;
 - b. Wireless Telecommunications Facilities; and
 - c. Funeral Homes and Crematoriums

2. The only multifamily residential uses that shall be allowed are townhouses
(note: this condition was added following the November 20, 2017 Zoning Commission meeting)
3. Maximum building height shall not exceed two (2) stories,
(note: this condition was amended at the Commission meeting and was originally advertised as not to exceed three (3) stories)
4. Maximum building square footage shall not exceed 25,000 square feet.

BUDGET IMPACT:

This item will have no budget impact.

RECOMMENDATION / ACTION REQUESTED:

The Zoning Commission voted 6-1 to **approve** this request. Since this request had an accompanying amendment to the Generalized Future Land Use Map of the Comprehensive Plan, a unanimous vote was needed for final action so the Zoning Commission vote became a favorable recommendation.

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.