



Legislation Text

File #: ID 18-0396, **Version:** 1

Ordinance Rezoning Property Located at 6707 & 6709 West Friendly Avenue - (Panorama Companies, LLC for Greensboro Korean Baptist Church, Inc. and Wesley S. and Carolyn C. Brogan)

Department: Planning
Council District: District 5

Public Hearing: July 17, 2018
Advertising Date/By: July 5 and 12, 2018/City Clerk

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PURPOSE:

Panorama Companies, LLC, for Greensboro Korean Baptist Church, Inc. and Wesley S. and Carolyn C. Brogan, is requesting rezoning from CD-R-3 (Conditional District Residential Single Family) and R-3 (Residential Single Family) to CD-RM-18 (Conditional District Residential Multifamily) for property located at 6707 & 6709 West Friendly Avenue, generally described as south of West Friendly Avenue and west of Pompano Drive.

Because this request requires an amendment to the Comprehensive Plan and the decision of the Zoning Commission to approve was not unanimous, the City Council will conduct a public hearing to consider and take action on this request at its **July 17, 2018** meeting.

BACKGROUND:

Following a public hearing on May 21, 2018, the Zoning Commission voted 4-3 to approve this rezoning request. Since this request was also tied to an amendment to the Comprehensive Plan and the vote to approve was not unanimous, the Commission's action became a favorable recommendation and automatically moved the request on to the City Council level. City Council must now hold an additional public hearing before deciding on the request.

Two persons spoke in favor of the request and five persons spoke in opposition to the request. (See minutes of the May 21, 2018 Zoning Commission meeting).

This rezoning request includes the following conditions:

1. Maximum building height shall be no more than 4 stories. Building height shall be limited to 3 stories for any portion of building located within 50 feet of the western property line.
2. Maximum number of dwelling units shall be 155.
3. Where permitted, an opaque fence no shorter than 6 feet in height shall be installed along all property

lines adjacent to single-family residential uses.

BUDGET IMPACT:

This item will have no budget impact.

RECOMMENDATION / ACTION REQUESTED:

The Zoning Commission voted 5-2 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.