



Legislation Text

File #: ID 18-0427, **Version:** 1

Ordinance Rezoning Property Located at 6010-6100 West Friendly Avenue, 6010 Near-6100 West Friendly Avenue, 1-9999 Friends Home, and 909-911 Woodbrook Drive - (Tom Terrell, on behalf of Friends Homes, LLC)

Department: Planning
Council District: District 5

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

Contact 1 and Phone: Sue Schwartz 373-2149
Contact 2 and Phone: Mike Kirkman 373-4649

PURPOSE:

Tom Terrell, on behalf of Friends Homes, LLC) is requesting rezoning from CD-O (Conditional District Office) and R-3 (Residential Single Family) to CD-PI (Conditional District Public and Institutional) for property located at 6010-6100 West Friendly Avenue, 6010 Near-6100 West Friendly Avenue, 1-9999 Friends Home, and 909-911 Woodbrook Drive, generally described as north of West Friendly Avenue and east of Elizabethan 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 June 18, 2018, the Zoning Commission voted 7-1 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.

Three persons spoke in favor of the request and 11 persons spoke in opposition to the request. (See minutes of the June 18, 2018 Zoning Commission meeting).

This rezoning request includes the following conditions:

1. All uses in the PI zoning district shall be allowed except shooting ranges; correctional institutions; and auditoriums, coliseums and stadiums (as principal use).
2. Applicant shall insure that private access to Woodbrook Dr. shall be by an access controlled barrier or

other means of secured access approved by the Greensboro Department of Transportation

BUDGET IMPACT:

This item will have no budget impact.

RECOMMENDATION / ACTION REQUESTED:

The Zoning Commission voted 7-1 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.