



Legislation Text

File #: ID 19-0144, **Version:** 1

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Ordinance for Original Zoning for Property Located at 132-136 Wolfetrail Road and 132 Near Wolfetrail Road - Thomas S. Holderby, on behalf of Karen B. Van Dyke, Hilda Bason, Kelly and Shirley Gilbreath and Stephen and Jeremy Curtis

Department: Planning
Council District: Proximate to District 1

Public Hearing: March 19, 2019
Advertising Date/By: March 7 and 14, 2019/City Clerk

Contact 1 and Phone: Sue Schwartz 373-2149
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PURPOSE:

Thomas S. Holderby, on behalf of Karen B. Van Dyke, Hilda Bason, Kelly and Shirley Gilbreath and Stephen and Jeremy Curtis, is requesting original zoning from **County RS-30** (Residential Single Family) to **City CD-RM-18** (Conditional District Residential Multifamily) for 132-136 Wolfetrail Road and 132 Near Wolfetrail Road, generally described as north of Wolfetrail Road and south Interstate 85.

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 **March 19, 2019** meeting.

BACKGROUND:

Following a public hearing on February 18, 2019, the Zoning Commission voted 6-1 to recommend approval of this request. There was one speaker in favor, none in opposition and one speaker seeking additional information and clarification on the request. (See minutes of the February 18, 2019 Zoning Commission meeting). This request is associated with a voluntary annexation petition in order to access City water and sewer to develop new multifamily dwellings.

This original zoning request includes the following conditions:

1. Uses shall be limited to multifamily residential uses.
2. Building height shall be limited to maximum of 50 feet in height as viewed from Wolfetrail Road.

BUDGET IMPACT:

This item will have no budget impact.

RECOMMENDATION / ACTION REQUESTED:

The Zoning Commission recommended **approval** of this request 6-1.

Planning recommends **approval** of the CD-RM-18 zoning request based on:

- Request is consistent with the **Growth at the Fringe** goal to promote sound, sustainable land use patterns that provide for the efficient provision of public services and facilities.
- 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