



City of Greensboro

Melvin Municipal Building
300 W. Washington Street
Greensboro, NC 27401

Legislation Text

File #: ID 19-0220, **Version:** 1

...Title

Ordinance for Rezoning - 449-451 Guilford College Road - Wynnefield Properties, Inc., on behalf of Abram and Clara Green

Department: Planning
Council District: District 5

Public Hearing: April 16, 2019
Advertising Date/By: April 4 and 11, 2019/City Clerk

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

PURPOSE:

Wynnefield Properties, Inc., on behalf of Abram and Clara Green, is requesting rezoning from **CD-RM-18** (Conditional District Residential Multifamily) and **R-3** (Residential Single Family - 3) to **CD-RM-18** (Conditional District Residential Multifamily) for 449-451 Guilford College Road, generally described as east of Guilford College Road and north of Bridford Parkway.

As this request is associated with an amendment to the Generalized Future Land Use Map of the Comprehensive Plan, and the Zoning Commission did not have a unanimous approval, the City Council will conduct a public hearing to consider and take action on this request at its **April 16, 2019** meeting.

BACKGROUND:

Following a public hearing on March 18, 2019, the Zoning Commission voted 6-2 to recommend approval of this request. There was one speaker in favor and none in opposition. (See minutes of the March 18, 2019 Zoning Commission meeting).

This rezoning request includes the following conditions:

1. Uses limited to a maximum 60 multifamily dwelling units.
2. Buildings shall not exceed 60 feet in height.
3. A Type C landscape buffer shall be provided along the northern and eastern property lines with any new development.

Note: Condition 3 shown in underline above was added at the March 18, 2019 Zoning Commission meeting.

BUDGET IMPACT:

This item will have no budget impact.

RECOMMENDATION / ACTION REQUESTED:

The Zoning Commission recommended **approval** of this request 6-2.

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

- Request is consistent with the **Reinvestment/Infill** goal to promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

- 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