



## Legislation Text

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**File #:** ID 19-0476, **Version:** 1

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### **...Title**

Ordinance for Rezoning at 3305 Yanceyville Street - Charles C. Overby, II

### Council Priority:

Create an Environment to Promote Economic Development Opportunities and Job Creation  
Maintain Infrastructure and Provide Sustainable Growth Opportunities

Department: Planning

Council District: District 2

Public Hearing: July 16, 2019

Advertising Date/By: June 27 and July 3, 2019/City Clerk

Contact 1 and Phone: Sue Schwartz, 373-2149

Contact 2 and Phone: Mike Kirkman, 373-4649

### **PURPOSE:**

Charles C. Overby II is requesting rezoning from R-5 (Residential Single Family - 5) to **CD-RM-18** (Conditional District Residential Multifamily - 18) for 3305 Yanceyville Street, generally described as west of Yanceyville Street and north of Guest Street. The request includes the following conditions:

1. Uses limited to multi-family residential uses.
2. Buildings shall be a maximum of 50 feet in height.

As this request received less than 6 favorable votes by the Zoning Commission, the City Council will conduct a public hearing to consider and take action on this request at its **June 18, 2019** meeting.

### **BACKGROUND:**

Following a public hearing on June 17, 2019, the Zoning Commission voted 4-3 to recommend approval of this request. There was one speaker in favor and two in opposition. (See minutes of the June 16, 2019 Zoning Commission meeting). Since the request received less than 6 affirmative votes this item automatically moved on to City Council with a recommendation for approval.

### **BUDGET IMPACT:**

This item will have no budget impact.

### **RECOMMENDATION / ACTION REQUESTED:**

The Zoning Commission recommended **approval** of this request 4-3.

Planning recommends **approval** of the R-3 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