



Legislation Text

File #: ID 19-0684, **Version:** 1

...Title

Ordinance for Original Zoning at 389 Fairystone Drive, Generally Described as East of Fairystone Drive and South of Bethany Trace - Demetrios D. Dascalakis

Council Priority:

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

Department: Planning

Council District: Proximate to District 1

Public Hearing: Yes

Advertising Date/By: October 3 and 10, 2019/City Clerk

Contact 1 and Phone: Sue Schwartz, 373-2149

Contact 2 and Phone: Mike Kirkman, 373-4649

PURPOSE:

Demetrios D. Dascalakis is requesting original zoning from **County RS-30** (Residential Single Family) to **City CD-RM-5** (Conditional District Residential Multifamily - 5) for 389 Fairystone Drive, generally described as east of Fairystone Drive and south of Bethany Trace.

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 **October 15, 2019** meeting.

BACKGROUND:

Following a public hearing on September 16, 2019, the Zoning Commission voted 5-2 to recommend approval of this request. There was one speaker in favor and four in opposition. (See minutes of the September 16, 2019 Zoning Commission meeting). This request is associated with a voluntary annexation petition in order to access City water and sewer for new residential development.

This original zoning request includes the following conditions:

1. Maximum building height shall be limited to 35 feet.
2. Minimum required open space shall be calculated at a rate of 456 square feet per dwelling unit.

BUDGET IMPACT:

This item will have no budget impact.

RECOMMENDATION / ACTION REQUESTED:

The Zoning Commission recommended **approval** of this request 5-2.

Planning recommends **approval** of the CD-RM-5 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.