



## Legislation Text

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**File #:** ID 19-0719, **Version:** 1

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### **...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: Create an Environment to Promote Economic Development Opportunities and Job Creation, 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

***Note: This item was continued from the October 15, 2019 City Council meeting to the December 17, 2019 City Council meeting without further advertising.***

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### **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 **December 17, 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.