



## Legislation Text

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**File #:** ID 20-0280, **Version:** 1

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### **...Title**

Public Hearing for an Ordinance for Original Zoning Located at 506 and a portion of 511 Kallamdale Road - Tom Terrell representing Trinity Housing Development, LLC for Charlotte and David Layton and Robert M. Layton Heirs

Department: Planning

Council District: Proximate to District 1

Public Hearing: Yes

Advertising Date/By: April 9 and April 16, 2020/City Clerk

Contact 1 and Phone: Sue Schwartz, 373-2149

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### **PURPOSE:**

Tom Terrell, representing Trinity Housing Development, LLC for Charlotte and David Layton and Robert M. Layton Heirs, is requesting original zoning from **County RS-30** (Residential Single Family) to **City CD-RM-12** (Conditional District Residential Multifamily - 12) for 506 and a portion of 511 Kallamdale Road, generally described as the end of Kallamdale Road.

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 **April 21, 2020** meeting.

### **BACKGROUND:**

Following a public hearing on March 16, 2020, the Zoning Commission voted 8-0 to recommend approval of this request. There was one speaker in favor and none in opposition. (See minutes of the March 16, 2020 Zoning Commission meeting). This request is associated with a voluntary annexation petition to access City services to construct new multifamily residential dwellings.

### **BUDGET IMPACT:**

This item will have no budget impact.

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

The Zoning Commission recommended **approval** of this request 8-0

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