



Legislation Text

File #: ID 21-0335, **Version:** 1

Public Hearing for an Ordinance for Original Zoning for a Portion of 138 Flemingfield Road - True Homes for Jim Allen, Inc.

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: District 2

Public Hearing: Yes

Advertising Date/By: May 6 and 13, 2021

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PURPOSE:

True Homes for Jim Allen, Inc., is requesting original zoning from **County AG** (Agricultural) to **City CD-RM-12** (Conditional District Residential Multifamily - 12) for a portion of 1328 Flemingfield Road, generally described as east of Flemingfield Road and north of Burlington 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 **May 18, 2021** meeting.

BACKGROUND:

Following a public hearing on April 19, 2021 the Zoning Commission voted 8-0 to recommend approval of this request. There was one speaker in favor and one in opposition. (See minutes of the April 19, 2021 Zoning Commission meeting). This request is associated with a voluntary annexation petition to access City services to construct new residences.

This original zoning request includes the following conditions:

1. Uses limited to a maximum of 170 residential dwelling units.
2. Maximum building height shall be limited to 40 feet.

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 **CD-RM-12** zoning request based on:

- Request is consistent with the **Filling in Our Framework** Big Idea to arrange land uses to create a more vibrant and livable Greensboro.
- Request is consistent with Strategy 2 of the **Creating Great Places** Big Idea to meet housing needs and desires with a sufficient and diverse supply of housing products, prices and locations.