



City of Greensboro

Melvin Municipal
Office Building
300 W. Washington Street
Greensboro, NC 27401

Agenda Report

File Number: 2022-915

Agenda Item# H.8.

Agenda Date: 9/20/2022. **Department:** Planning

Meeting Type: Council Meeting **Category:** Public Hearing Agenda

Title: 2022-915 Public Hearing for an Ordinance for Original Zoning for 3911, 4007, 4007-ZZ, 4009, 4011 and 4013 South Elm-Eugene Street and 4209, 4300, 4315, 4318, 4324 Cahill Drive—Marc Isaacson for DHF Holdings, LLC on behalf of Sylvia H. Helton and others

Council Priority: Place an 'x' in the box.

- Create an Environment to Promote Economic Development Opportunities and Job Creation
- Maintain Infrastructure and Provide Sustainable Growth Opportunities
- Promote Public Safety & Reduce Crime
- Exceptional Customer Service and a Diverse City Government Workforce
- Ensure Fiscal Stewardship, Transparency, & Accountability

Council District: Proximate to District 1

Public Hearing: Yes

Advertising Date/By: September 8 and 15, 2022/by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext 2149

Contact 2 and Phone: Mike Kirkman, Ext 4649

PURPOSE:

Marc Isaacson, for DHF Holdings, LLC on behalf of Sylvia H. Helton, Robert Barnes, Marlene Barnes, Sandra McGauvran, Terry McGauvran, Pamela Hodgins, Steve Hodgins, Catherine Barnwell, Maria D. Clayton, Jerry B. Clayton, Patricia Clayton, Ken A. Clayton, and Gail A. Clayton, is requesting original zoning from County AG (Agricultural) and County RS-40 (Residential Single Family), to City PUD (Planned Unit Development) for 3911, 4007, 4007-ZZ, 4009, 4011 and 4013 South Elm-Eugene Street and 4209, 4300, 4315, 4318, 4324 Cahill Drive, generally described as east of South Elm-Eugene Street and south and east of Lambert Drive.

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 September 20, 2022 meeting.

BACKGROUND:

Following a public hearing on August 15, 2022, the Planning and Zoning Commission voted 8-1 to recommend approval of this request. There were two speakers in favor and two in opposition. (See minutes of the August 15, 2022 Planning and Zoning Commission meeting). This request is associated with a voluntary annexation petition to access City services for new multifamily and nonresidential development.

This original zoning request includes the following conditions:

Tract 1

1. Uses limited to nonresidential uses allowed in the C-M and O zoning districts.
2. Maximum building area shall be limited to 15,000 square feet.
3. Building height not to exceed 3 stories or 45 feet.
4. **Tract 1 shall not be developed until all required access is established per the final, approved Traffic Impact Analysis, as amended.**

Tract 2

1. If developed as a separate tract, uses are limited to nonresidential uses allowed in the C-M and O zoning district with a maximum of 12,000 square feet and a maximum building height not to exceed 3 stories or 45 feet.
2. If combined with Tract 3, the area within Tract 2 will be used for accessory uses to the multi-family uses in Tract 3.
3. **Tract 2 shall not be developed until required access to a public street is established per the final, approved Traffic Impact Analysis as amended.**

Tract 3

1. Uses limited to a maximum of 360 residential dwelling units meeting the standards of the RM-26 zoning district.
2. Building height shall not exceed 5 stories or 75 feet.
3. Building façade materials shall consist of no less than 30% wood, stone, glass, brick and/or cementitious material.
4. **Tract 3 shall not be developed until required access to a public street is established per the final, approved Traffic Impact Analysis as amended.**

Note: Text in bold is new and amended conditions that were added at Planning and Zoning Commission

BUDGET IMPACT:

This item will have no budget impact.

ACCOUNT NUMBER:

N/A.

RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council hold a public hearing and approve this request.

The Planning and Zoning Commission recommended **approval** of this request 8-1.

Planning recommends **approval** of the **PUD** 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.