



City of Greensboro

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

Agenda Report

File Number: 2022-1164

Agenda Item# H.1.

Agenda Date: 12/20/2022. **Department:** Planning

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

Title: 2022-1164 Public Hearing for an Ordinance for Rezoning for Portions of 4402, 4408 and 4410 and all of 4412 North Church Street – Marc Isaacson for Tascosa Construction, LLC on behalf of Patti C. and Robert L. Phillips and Gary S. Upchurch

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: District 3

Public Hearing: Yes

Advertising Date/By: N/A/by City Clerk

Note: This item was continued by City Council at their November 15, 2022 meeting to their December 20, 2022 meeting without further advertising

Contact 1 and Phone: Sue Schwartz, Ext 2149

Contact 2 and Phone: Mike Kirkman, Ext 4649

PURPOSE:

Marc Isaacson, for Tascosa Construction, LLC on behalf of Patti C. and Robert L. Phillips and Gary S. Upchurch is requesting rezoning from **R-5** (Residential Single Family - 5) to **CD-RM-18** (Conditional District Residential Multifamily – 18) for portions of 4402, 4408 and 4410 and all of 4412 North Church Street, generally described as east of North Church Street and north of the Greensboro Urban Loop.

As the decision of the Planning and Zoning Commission was appealed, the City Council will conduct a public hearing to consider and take action on this request at its **December 20, 2022** meeting.

BACKGROUND:

Following a public hearing on September 19, 2022, the Planning and Zoning Commission voted 8-1 to recommend approval of this request. There was one speaker in favor and three in opposition. (See minutes of the September 19, 2022 Planning and Zoning Commission meeting). The decision of the Planning and Zoning Commission was subsequently appealed within the required 10 day appeal period so City Council will hold an additional public hearing at their December 20, 2022 meeting to consider the request.

This rezoning request includes the following conditions:

1. Exterior building facades shall consist of no less than 40 percent wood, stone, glass, brick, and/or cementitious materials.
2. Permitted uses shall be limited to residential uses only

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 **CD-RM-18** 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