



City of Greensboro

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

Agenda Report

File Number: 2023-293

Agenda Item# H.9.

Agenda Date: 4/17/2023. **Department:** Planning

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

Title: 2023-293 Public Hearing for an Ordinance for Rezoning for 4209-R1 Summit Avenue – Frazier Glenn Investments LLC

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

- | | |
|---|--|
| <input type="checkbox"/> Safest City | <input type="checkbox"/> Most Skilled Workforce |
| <input type="checkbox"/> Easiest Place to Do Business | <input type="checkbox"/> Most Connected City |
| <input type="checkbox"/> Youth Sports Capital | <input type="checkbox"/> Hub of Recreation and Entertainment |
| <input checked="" type="checkbox"/> Abundance of Attainable Housing | <input type="checkbox"/> Other/Admin <u>Briefly Explain 3 word maximum</u> |

Council District: District 2

Public Hearing: Yes

Advertising Date/By: April 6 and 13, 2023/by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext 2149

Contact 2 and Phone: Mike Kirkman, Ext 4649

PURPOSE:

Frazier Glenn Investments, LLC is requesting rezoning from **O** (Office) and **CD-RM-8** (Conditional District Residential Multifamily - 8) to **CD-RM-12** (Residential Multifamily - 12) for 4209-R1 Summit Avenue, generally described as northwest of Summit Avenue and west of Southern Webbing Mill Road.

As the denial of this request by 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 **April 17, 2023** meeting

BACKGROUND:

Following a public hearing on March 20, 2023, the Planning and Zoning Commission voted 6-3 to recommend denial of this request. There was one speaker in favor and six in opposition for this item. (See minutes of the March 20, 2023 Planning and Zoning Commission meeting).

This request includes the following conditions:

1. Permitted uses shall be limited to not more than 300 residential units
2. Maximum building height shall be limited to 50 feet.

Vision Statement: "A Community with Endless Economic Opportunities and Exceptional Quality of Life."

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 **denial** of this request 6-3.

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.