



# City of Greensboro

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

## Agenda Report

File Number: 2023-396

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### Agenda Item# F.2.

**Agenda Date:** 6/6/2023. **Department:** Planning

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

**Title:** 2023-396 Public Hearing for an Ordinance for Rezoning for 401 Muirs Chapel Road and 4900 Kenview Street – Amanda Hodierne for David Sloop of SC Midtown 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 4

**Public Hearing:** Yes

**Advertising Date/By:** 5/25/23 and 6/1/2023/by City Clerk

**Contact 1 and Phone:** Sue Schwartz, Ext 2149

**Contact 2 and Phone:** Mike Kirkman, Ext 4649

**PURPOSE:**

Amanda Hodierne, for David Sloop of SC Midtown LLC, is requesting rezoning from **R-3** (Residential Single Family - 3) to **CD-RM-26** (Conditional District Residential Multifamily - 26) for 401 Muirs Chapel Road and 4009 Kenview Street, generally described as west of Muirs Chapel Road and north of Kenview Street.

As the Planning and Zoning Commission approved this request with less than 6 favorable votes, the City Council will conduct a public hearing to consider and take action on this request at its **June 6, 2023** meeting

**BACKGROUND:**

Following a public hearing on May 15, 2023, the Planning and Zoning Commission voted 5-0 to recommend approval of this request. There was one speaker in favor and one in opposition for this item. (See minutes of the May 15, 2023 Planning and Zoning Commission meeting).

This request includes the following conditions:

1. Permitted uses shall be limited to a maximum of 72 multi-family dwelling units.
2. **New understory trees and/or shrubs within the required buffer yard adjacent to the cemetery shall be of evergreen materials for year round screening.**

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

**Note: the condition shown in bold was added at the May 15, 2023 Planning and Zoning Commission meeting**

**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 5-0.

Planning recommends **approval** of the **CD-RM-26** 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.