



City of Greensboro

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

Agenda Report

File Number: 2024-71

Agenda Item# H.6

Agenda Date: 2/20/2024. **Department:** Planning

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

Title: 2024-71 Public Hearing for an Ordinance for Original Zoning for 1873, 1875 and a portion of 1879 Cude Road and all of 8110 Tanya Lane – Tom Terrell for Chris Raughley of Pulte Home Company 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 Briefly Explain 3 word maximum |

Council District: Proximate to District 5

Public Hearing: Yes

Advertising Date/By: February 8 and 15, 2024/by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext. 2149

Contact 2 and Phone: Mike Kirkman, Ext 4649

PURPOSE:

Tom Terrell, for Chris Raughley of Pulte Home Company LLC, is requesting original zoning from **County AG** (Agricultural) to **City PUD** (Planned Unit Development) for 1873, 1875 and a portion of 1879 Cude Road and all of 8110 Tanya Lane, generally described as west of Cude Road and south of Ballard 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 **February 20, 2024** meeting

BACKGROUND:

Following a public hearing on January 8, 2024, the Planning and Zoning Commission voted 8-0 to recommend approval of this request. There was one speaker in favor and none in opposition for this item. (See minutes of the January 8, 2024 Planning and Zoning Commission meeting). This request is associated with a voluntary annexation petition to access City services for new residential development.

This request includes the following condition:

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

1. Residential density shall be limited to 375 total units.

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 7-0.

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.