



City of Greensboro

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

Agenda Report

File Number: 2024-708

Agenda Item# H.6.

Agenda Date: 10/15/2024. **Department:** Planning

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

Title: 2024–708 Public Hearing to Consider Adoption of the West Friendly Neighborhood Conservation Overlay

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: City Council District 4

Public Hearing: Yes

Advertising Date/By: N/A

Contact 1 and Phone: Sue Schwartz, Ext. 2149

Contact 2 and Phone: Russ Clegg, Ext. 2211

PURPOSE:

Hold a public hearing and consider the adoption of the West Friendly Avenue Neighborhood Conservation Overlay as a text amendment to the Land Development Ordinance.

BACKGROUND:

Staff is asking City Council to hold a public hearing and make a recommendation on the adoption of the [West Friendly Avenue Neighborhood Conservation Overlay \(NCO\)](#) for a portion of West Friendly Avenue between Holden Road and Westridge Road. Property owners along West Friendly Avenue initiated a process to develop a Neighborhood Conversation Overlay (NCO) in the fall of 2023 following rezoning requests on the avenue. City staff has worked with these residents to develop an NCO that addresses five standards in the Land Development Ordinance, applicable at the time of new construction on properties within the overlay. As the NCO is based on the existing character of the area, all existing homes are considered to be in conformance with the standards. The proposed NCO seeks to maintain the visual appearance of the corridor from the street and sidewalk, which includes relatively large front yards and the presence of many trees.

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

A Neighborhood Conservation Overlay is a zoning tool that helps maintain the existing character of a neighborhood when new development or rezonings occur. The overlay adjusts specific elements of zoning dimensional standards (i.e. setbacks, height, etc.) to better match the existing built form of a neighborhood. As an overlay zoning district, the underlying zoning use rights of the area is not changed with the adoption of an NCO. If a rezoning occurs, the dimensional standards included in the NCO stay the same.

The timeline for the creation of the draft NCO is as follows:

- In the summer of 2023, residents along the West Friendly expressed interest in creating a Neighborhood Conservation Overlay for properties facing the Avenue.
- The neighborhood submitted the initial petition and application in the fall of 2023. The petition met the requirement that 25% of the area property owners sign in support of starting the overlay process.
- City staff worked with area residents in two public meetings on January 11 and April 9 of 2024, and several small group meetings, to create the draft standards. The standards cover
 - front and side setbacks,
 - building height,
 - orientation of principle structure, and
 - Tree preservation.
- A second petition is required to move into the public hearing process. Residents completed this second petition over the summer, collecting signature from close to 80% of the owners of parcels in the area to be covered by the proposed overlay. The ordinance requires a minimum of 50%.

The Planning and Zoning Commission held a public hearing and voted in favor of a motion recommending that City Council adopt the proposed NCO by a vote of five to four.

BUDGET IMPACT:

The adoption of the West Friendly Avenue Neighborhood Conservation Overlay will have no impact on the budget.

ACCOUNT NUMBER:

Not Applicable

RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council hold a public hearing and adopt ordinance amending the Land Development Ordinance to include the West Friendly Avenue Neighborhood Conservation Overlay.