



# City of Greensboro

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

## Agenda Report

File Number: 2025-126

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### Agenda Item# H.10.

**Agenda Date:** 2/18/2025. **Department:** Planning

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

**Title:** 2025-126 Public Hearing for an Ordinance for Rezoning for 414 West Vandalia Road and 2940 Randleman Road – Patrick Theismann on behalf of Raul Robles of Robles Transport, 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 1

**Public Hearing:** Yes

**Advertising Date/By:** February 6 and 13, 2025/by City Clerk

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

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

**PURPOSE:**

Patrick Theismann, on behalf of Raul Robles of Robles Transport LLC, is requesting rezoning from **R-3** (Residential Single Family- 3) to **CD-RM-18** (Conditional District Residential Multifamily - 18) for 414 West Vandalia Road and 2940 Randleman Road, generally described as north of West Vandalia Road and west of Randleman Road.

As the Planning and Zoning Commission’s decision on this request was appealed, the City Council will conduct a public hearing to consider and take action on this request at its **February 18, 2025** meeting.

**BACKGROUND:**

Following a public hearing on January 13, 2025, the Planning and Zoning Commission voted 6-3 to approve this request. There was one speaker in favor and two in opposition for this item. (See minutes of the January 13, 2025 Planning and Zoning Commission meeting). Because the Planning and Zoning Commission’s approval was appealed within the required 10 day appeal period this item moves to City Council for an additional public hearing and vote.

This request contains the following conditions:

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

1. Uses shall be limited to a maximum of 72 dwelling units.
2. Maximum building height shall not exceed 50 feet.
3. Any new principal residential building must be set back at least 30 feet from any property line abutting single family residential zoning.
4. **There shall be a 7 foot tall opaque fence along the eastern property boundary.**

**Note. Condition shown in bold was added during the public hearing at the January 13, 2025 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 6-3.

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.