

**City of Greensboro Planning Department
Zoning Staff Report
December 10, 2007 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: D
Location: 4533-4535 West Wendover Avenue (south side of West Wendover Avenue east of Brewster Drive and north of Cates Drive)
Applicant: SRJ Properties, LLC
Owner: SRJ Properties, LLC
From: CD-RM-18
To: CD-RM-26
Conditions: 1) Uses: Condominiums intended for sale.
 2) Building materials shall not be less than 75 percent brick.

SITE INFORMATION	
Maximum Developable Units	159
Net Density	26
Existing Land Use	Condominiums
Acreage	6.118
Physical Characteristics	<i>Topography:</i> generally flat with minor slope to the south <i>Vegetation:</i> Few mature trees and new plantings <i>Other:</i> water retention pond on eastern boundary
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	High Residential
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Single family home	Co. RS-40
<i>South</i>	Single family home	Co. RS-40
<i>East</i>	Single family home	Co. GO-M/ Co. RS-40
<i>West</i>	Single family homes (Idle Acres subdivision)	Co. RS-40

ZONING HISTORY		
Case #	Year	Request Summary
3457	2006	The original zoning of CD-RM-18 for this property was established by City Council on June 6, 2006 with an effective date upon annexation on August 31, 2006. This request received a favorable recommendation by the Zoning Commission.

DIFFERENCES BETWEEN CD-RM-18 (EXISTING) AND CD-RM-26 (PROPOSED) ZONING DISTRICTS
CD-RM-18: Primarily intended to accommodate multifamily uses at a density of 18.0 units per acre or less. The current zoning has the following conditions: 1) Uses: Condominiums for sale. 2) Exterior façade construction shall be substantially of brick material. 3) Condominiums shall be limited to three stories. 4) Limited to one curb cut on W. Wendover Avenue. 5) Along the western property line a type “B” yard with type “A” plantings shall be required and utilizing the existing vegetation to maximum extent.
CD-RM-26: Primarily intended to accommodate multifamily uses at a density of 18.0 units per acre or less. See Conditions for use limitation and additional restriction.

TRANSPORTATION	
Street Classification	Wendover Avenue – Major Thoroughfare.
Site Access	All access(s) points must be designed and constructed to the City of Greensboro standards.
Traffic Counts	Wendover Avenue ADT = 33,300.
Trip Generation	N/A.
Sidewalks	Sidewalks are a requirement of the Development Ordinance. 6’ sidewalk with a 4’ grass strip is required along both sides of thoroughfares. 5’ sidewalk with a 3’ grass strip is required along one side (at a minimum, collectors may require sidewalk on both sides) of all other street types.
Transit	Yes, within walking distance.
Traffic Impact Study	Not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	Yes, site drains to Lower Randleman Lake Watershed WS IV
Floodplains	N/A
Streams	N/A
Other	There is a previously approved Watershed Master Plan for this site. Development must be consistent with the approved plan or site must meet current watershed requirements

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
<i>North</i>	Street Yard - 8' avg. width; 2 canopy/100', 17shrubs/100'
<i>South</i>	Type C Yard - 20' avg. width; 2 canopy/100'; 3 understory/100', 17 shrubs/100'
<i>East</i>	Type C Yard - 20' avg. width; 2 canopy/100'; 3 understory/100', 17 shrubs/100' (in part) and Type D Yard – 5' minimum width; 2 understory/100'; 18 shrubs/100' (in part)
<i>West</i>	By existing condition: Along the western property line a type "B" yard with type "A" plantings shall be required and utilizing the existing vegetation to maximum extent

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

Growth at the Fringe Goal: Provide a development framework for the fringe that guides sound, sustainable patterns of land use, limits sprawl, protects rural character, evidences sound stewardship of the environment, and provides for efficient provision of public services and facilities as the City expands. Development will increase density and mix land uses at a pedestrian scale with sidewalks, bikeways, and where possible, public transit.

POLICY 4G.1: Promote compact development.

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

POLICY 6A.2: Promote mixed-income neighborhoods.

POLICY 6A.4: Implement measures to protect neighborhoods from potential negative impacts of development, redevelopment, and/or public projects that are inconsistent with the neighborhood's livability, architectural or historical character, and reinvestment potential.

POLICY 6C: Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

High Residential (over 12 d.u./acre): This category provides for high-density apartment dwellings, condominiums, life care, and similar housing types. Creating opportunities for this type of housing will become increasingly important to respond to demographic shifts and demand for affordable housing, and it is ideally suited near major activity and employment centers and in areas suitable for future transit service. Within this district, office buildings may also be accommodated.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: The West Wendover Avenue/Guilford College Road Corridor Plan (June 1, 1995) designated this property as Low Density Residential (1-5 dwelling units/acre) on its Future Land Use Map.

Other Plans: N/A

STAFF COMMENTS

Planning: The original zoning of CD-RM-18 for this property was established by City Council on June 6, 2006 with an effective date upon annexation on August 31, 2006. This request received a favorable recommendation by the Zoning Commission.

The applicant has indicated that they intend to keep the following additional conditions from the previously approved CD-RM-18 zoning:

- Limited to one curb cut on W. Wendover Avenue
- Along the western property line a type “B” yard with type “A” plantings shall be required and utilizing the existing vegetation to maximum extent.

However, the applicant has not agreed to keep a previously approved condition limiting buildings to three stories in height. In an RM-26 district buildings may be up to 80 feet in height if appropriate setbacks are met (1 additional foot of setback for every 1 feet of height above 50 feet). At the time of the original zoning in June 2006 one of staff’s main concerns was the compatibility of the proposed three stories adjacent to the one story single family homes along Brewster Drive. Staff encouraged the reduction in stories to two and the provision of an enhanced buffer along the western property line. The applicant added an enhanced buffer, but did not reduce the height to two stories. The applicant is currently requesting additional height beyond three stories and staff continues to have the concerns of incompatibility in height between the two uses. Due to topography the residential neighborhood sits a little higher than this site which helps with the compatibility between the one and three story buildings, but staff feels the allowance of additional building heights would further jeopardize compatibility. Any new tree buffer planted along the western property edge would take years to obscure these new buildings and may never completely screen the taller buildings. Additionally, the RM-26 district is the highest density residential district in the city and is generally intended for more urban areas such as the downtown area that encourage taller buildings that are easily accessible to pedestrians and vehicles alike. This site, located on the City’s western fringe, does not have such a logical connection.

GDOT: No additional comments.

Water Resources: no additional comments.

Housing & Community Development: With the elimination of the height limit condition, this proposal, if developed at greater than 3 stories, would be out of scale with surrounding development. The level of landscaped buffering required for this site would be inadequate to mitigate this incompatibility. In addition, although this site is located within reasonable walking distance of a large number of retail and service establishments and accompanying employment opportunities, the lack of sidewalks between the site and those pedestrian destinations will have a negative impact on the long term livability of the proposed development.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends denial of this request.

ADDITIONAL INFORMATION