

**City of Greensboro Planning Department  
Zoning Staff Report  
December 11, 2006 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:** C & D  
**Location:** 4423 Anderson Street

**Applicant:** Eugene Peterson  
**Owner:** Eugene and Erika Peterson

**Item C:**  
**From:** RS-9  
**To:** RM-8

**Item D:**  
**Special Use Permit:** Boarding and Rooming House in a RM-8 District

**Conditions:** 1) Uses: Boarding and Rooming House.

| <b>SITE INFORMATION</b>            |  |
|------------------------------------|--|
| <b>Maximum Developable Units</b>   | N/A  |
| <b>Net Density</b>                 | N/A  |
| <b>Existing Land Use</b>           | Single Family Dwelling   |
| <b>Acreage</b>                     | 0.459  |
| <b>Physical Characteristics</b>    | <i>Topography:</i> Generally flat<br><i>Vegetation:</i> Some mature trees<br><i>Other:</i> N/A |
| <b>Overlay Districts</b>           | N/A  |
| <b>Historic District/Resources</b> | N/A  |
| <b>Generalized Future Land Use</b> | Low Residential  |
| <b>Other</b>                       | N/A  |

| <b>SURROUNDING ZONING AND LAND USE</b> |                     |               |
|--|---------------------|---------------|
| <b>Location</b>                        | <b>Land Use</b>     | <b>Zoning</b> |
| <i>North</i>                           | Malachi House       | CD-GO-M       |
| <i>South</i>                           | Divine Truth Church | RS-9          |
| <i>East</i>                            | Undeveloped         | RS-9          |
| <i>West</i>                            | Undeveloped         | RS-9          |

| <b>ZONING HISTORY</b> |             |   |
|-----------------------|-------------|---|
| <b>Case #</b>         | <b>Year</b> | <b>Request Summary</b>  |
|                       |             | This property has been zoned RS-9 since July 1, 1992. Prior to the implementation of the UDO, it was zoned Residential 90S. |

| <b>DIFFERENCES BETWEEN RS-9 (EXISTING) AND RM-8 (PROPOSED) ZONING DISTRICTS</b>  |
|--|
| <b>RS-9:</b> Primarily intended to accommodate moderate to high density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 4.0 units per acre or less. |
| <b>RM-8:</b> Primarily intended to accommodate duplexes, twin homes, townhouses, cluster housing, and similar residential uses at a density of 8.0 units per acre or less.   |

| <b>TRANSPORTATION</b>        |  |
|------------------------------|--|
| <b>Street Classification</b> | Anderson Street – Local Street.  |
| <b>Site Access</b>           | All commercial driveways must meet the City of Greensboro standards.   |
| <b>Traffic Counts</b>        | None available.  |
| <b>Trip Generation</b>       | N/A.   |
| <b>Sidewalks</b>             | 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. |
| <b>Transit</b>               | Yes.   |
| <b>Traffic Impact Study</b>  | Not required per TIS Ordinance.  |
| <b>Street Connectivity</b>   | N/A.   |
| <b>Other</b>                 | N/A.   |

| <b>ENVIRONMENTAL REVIEW</b>   |  |
|-------------------------------|--|
| <b>Water Supply Watershed</b> | No, site drains to North Buffalo Creek |
| <b>Floodplains</b>            | N/A                                    |
| <b>Streams</b>                | N/A                                    |
| <b>Other</b>                  | N/A                                    |

| <b>LANDSCAPING REQUIREMENTS</b> |   |
|---------------------------------|---|
| <b>Location</b>                 | <b>Required Planting Yard Type and Rate</b> |
| <i>North</i>                    | N/A   |
| <i>South</i>                    |   |
| <i>East</i>                     |   |
| <i>West</i>                     |   |

## CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

### Connections 2025 Written Policies:

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.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.

### Connections 2025 Map Policies:

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

Low Residential (3-5 d.u./acre): This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

## CONFORMITY WITH OTHER PLANS

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

**City Plans:** N/A

**Other Plans:** N/A

## STAFF COMMENTS

**Planning:** According to the applicant, the approval of a Boarding and Rooming House at this location would primarily be used to provide temporary housing to graduates of the Malachi House rehabilitation program. While the use of the subject property for a Boarding and Rooming House is not directly related to the operation of the Malachi House, its close proximity would provide an affordable housing option nearby.

Providing affordable housing options to all residents of Greensboro is an important element of the Comprehensive Plan; however, this request raises concerns regarding compatibility with the existing single family dwellings along Anderson Street. There is also the concern of setting a precedent of establishing Boarding and Rooming Houses in areas zoned and used for detached single family uses.

While this proposal is consistent with the Low Residential land use classification on the Generalized Future Land Use Map of Connections 2025, it is inconsistent with the Housing and Neighborhoods Goal and Comprehensive Plan Policy 6A.4 as stated above.

**GDOT:** No additional comments.

**Water Resources:** No additional comments.

**Housing & Community Development:** No additional comments.

## **STAFF RECOMMENDATION**

Based on all the information contained in this report, the Planning Department recommends denial of both the rezoning to RM-8 and the Special Use Permit to operate a Boarding and Rooming House in that district.