

**City of Greensboro Planning Department
Zoning Staff Report
September 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: D
Location: 2501 Everitt Street – 809 Moody Street (North side of Everitt Street between Moody Street and Arbor Drive)

Applicant: Lester Woodard
Owner: Living Hope Missionary Baptist Church, Inc.

From: RM-18
To: RS-7

Conditions: N/A

SITE INFORMATION	
Maximum Developable Units	N/A
Net Density	N/A
Existing Land Use	Living Hope Missionary Baptist Church
Acreage	0.72
Physical Characteristics	<i>Topography:</i> Eastward slope <i>Vegetation:</i> Wooded portions along northern property line <i>Other:</i> N/A
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	Mixed Use Residential
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Undeveloped, Hampton Academy	RM-18, RS-7
<i>South</i>	Undeveloped, Single Family Residential	RS-7
<i>East</i>	Undeveloped, Single Family Residential	RM-18
<i>West</i>	Multi-family Apartments, Hampton Academy	RM-18, RS-7

ZONING HISTORY		
Case #	Year	Request Summary
		This property has been zoned RM-18 since July 1, 1992. Prior to the implementation of the UDO, it was zoned Residential 75.

DIFFERENCES BETWEEN RM-18 (EXISTING) AND RS-7 (PROPOSED) ZONING DISTRICTS
RM-18: Primarily intended to accommodate multifamily uses at a density of 18.0 units per acre or less.
RS-7: Primarily intended to accommodate high density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 5.0 units per acre or less.

TRANSPORTATION	
Street Classification	Moody Street – Local Street, Everitt Street – Collector Street.
Site Access	Existing.
Traffic Counts	None available.
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.
Traffic Impact Study	Not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	No, site drains to South Buffalo Creek
Floodplains	N/A
Streams	N/A
Other	N/A

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
<i>North</i>	15% of the total site for lots less than 55,000 square feet
<i>South</i>	
<i>East</i>	
<i>West</i>	

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

Reinvestment/Infill Goal: Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

Connections 2025 Map Policies:

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

Mixed Use Residential: This designation applies to neighborhoods or districts where the predominant use is residential and where substantial, compatible local-serving nonresidential uses may be introduced. Such use mixes are typically found in older, in-town neighborhoods that accommodate "corner stores" and other local services, as well as in newly developed traditional neighborhood developments (TNDs). This district is also applied in areas suited to a diverse mix of housing types and densities. Ensuring that buildings are of the appropriate scale and intensity is critical.

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: The zoning in this immediate area has remained relatively stable over the years with the exception of three small tracts of land. The property at the southwest quadrant of Everitt Street and Ardmore Drive was rezoned from RS-7 to CD-RM-18 (#2446) by the Zoning Commission in May 1995. Uses were limited to a day care center or single family dwelling.

The lot at the northwest quadrant of Trade Street and Ardmore Drive was rezoned from RS-7 to LO by City Council in February 2000, after a favorable recommendation by the Zoning Commission. This rezoning was done to accommodate the development of a United Way Family Resource Center in conjunction with Hampton Elementary School.

More recently, the property at the northwest and southwest quadrants of Everitt Street and Avalon Road was rezoned from RS-7 to RS-5 by the Zoning Commission in September 2005.

Churches are permitted in both RM-18 and RS-7. However, the interior property line building setbacks are not as stringent in RS-7.

This request is consistent with the Mixed Use Residential land use classification on the Generalized Future Land Use Map of Connections 2025. This designation where the predominant use is residential and where substantial, compatible local-serving nonresidential uses may be introduced. A church would be a prime example of a compatible local-serving nonresidential use.

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 approval.