

**City of Greensboro Planning Department
Zoning Staff Report
November 13, 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: H
Location: 3711-R1 Mosby Drive (south of Mosby Drive at the terminus of Hatcher Place)

Applicant: James A. and Elizabeth W. Moser
Owner: Betty A. Stone

From: RS-9
To: CD-RM-18

Conditions: 1) Increase the required buffer zone by 50 percent on the north side of Tax Map 357, Block 2, Lot 37 with a planting yard “B” rate within such buffer zone.

SITE INFORMATION	
Maximum Developable Units	44
Net Density	17.2 dwelling units per acre
Existing Land Use	Undeveloped
Acreage	2.55
Physical Characteristics	<i>Topography:</i> Southeastern slope <i>Vegetation:</i> Wooded <i>Other:</i> N/A
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>	Approximately 12 single family dwellings	RS-9
<i>South</i>	Overland Valley Apartments / Single Family Residential	RM-18
<i>East</i>	Cedar Trace West Apartments	RM-18
<i>West</i>	Single Family Residential / Multifamily Apartments	RM-18

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

DIFFERENCES BETWEEN RS-9 (EXISTING) AND CD-RM-18 (PROPOSED) ZONING DISTRICTS
RS-9: 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.
CD-RM-18: Primarily intended to accommodate multifamily uses at a density of 18.0 units per acre or less. See Conditions for additional restriction.

TRANSPORTATION	
Street Classification	Hatcher Place – Local Street.
Site Access	The only access for this property is via Hatcher Place. Any proposed access point must be designed and built to the City of Greensboro standards.
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	It would be ideal if Hatcher Place could be extended to Overland Heights at some point in the future.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	No, site drains to South Buffalo Creek
Floodplains	N/A
Streams	Perennial stream located on eastern portion of site. A 50' buffer is required for the stream. Buffer is to be measured from top of bank, top of steep slope or edge of contiguous wetlands (whichever produces the greatest buffer). The restrictions within the buffer are as follows: first 15' must remain undisturbed and next 35' has a built upon area limit of 50% with no occupied structures allowed.
Other	Possibility of wetlands on site.

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
North	Zoning Condition - 30' avg. width; 3 canopy/100'; 5 understory/100', 25 shrubs/100'
South	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'
East	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'
West	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'

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.

POLICY 4C: Promote new patterns and intensities of use to increase economic competitiveness and enhance quality of life in urban areas.

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: N/A

Other Plans: N/A

STAFF COMMENTS

Planning: This unusually shaped tract is constrained by a perennial stream on the eastern portion of the property (see comments under Environmental Review). By the applicants' condition, an average 30-foot wide planting yard is required along the northern side of the property which is adjacent to the rear yards of existing single family dwellings along Mosby Drive. This wider buffer yard should provide adequate separation between existing single family uses and future multifamily development.

It is staff's understanding that this tract will be combined with two regularly shaped, undeveloped tracts which front on and have access to Overland Heights. The subject property will primarily be used for density calculation purposes to increase the number of dwelling units that would be allowed on those two tracts.

This request is consistent with the High Residential land use classification as shown on the Generalized Future Land Use Map of Connections 2025. It is consistent with Comprehensive Plan goals for Reinvestment/Infill and Housing. It promotes mixed-income neighborhoods and promotes the diversification of new housing stock.

GDOT: No additional comments.

Water Resources: If stream crossing and/or wetland disturbance is proposed, contact the State DWQ and the U.S. Army Corps of Engineers to obtain the appropriate certifications prior to any disturbance.

An appropriately sized drainage easement is required on all channels carrying public runoff (size dependent on amount of flow carried in the channel).

Housing and Community Development: No additional comments.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.