

**City of Greensboro Planning Department  
Zoning Staff Report and  
Plan Amendment Evaluation  
November 12, 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:** O  
**Location:** 3608 and 3616 Yanceyville Street, 1401 Donathan Place, and 1512 Glenside Drive (east side of Yanceyville Street between Picard Street and Phipps Avenue, south of Glenside Drive)

**Applicant:** Mohammed K. Shadid, Falcon Crest Investments, LLC  
**Owner:** Mohammed K. Shadid

**GFLUM**  
**From:** Moderate Residential  
**To:** High Residential

**Zoning**  
**From:** RS-12 & RM-12  
**To:** CD-RM-18

- Conditions:**
- 1) Uses: Uses limited to multifamily.
  - 2) Access on Glenside Drive limited to emergency vehicles only.
  - 3) Building materials will be primarily brick.
  - 4) An opaque wood fence shall be installed around the perimeter of any residential property.
  - 5) Architectural design of the building(s) shall include pitched roof.

<b>SITE INFORMATION</b>	
<b>Maximum Developable Units</b>	107
<b>Net Density</b>	17.7 units per acre
<b>Existing Land Use</b>	Two single family dwellings & undeveloped land
<b>Acreage</b>	6.06 acres
<b>Physical Characteristics</b>	<i>Topography:</i> Generally flat <i>Vegetation:</i> Wooded & pasture land <i>Other:</i> N/A
<b>Overlay Districts</b>	N/A
<b>Historic District/Resources</b>	N/A
<b>Generalized Future Land Use</b>	Moderate 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>	Apartments and single family dwellings	RM-12
<i>South</i>	Railroad tracks	RS-12
<i>East</i>	Single family dwellings and railroad tracks	RM-12, RS-12
<i>West</i>	Single family dwellings and Yanceyville Street Station apartments	RM-12, RS-9

<b>ZONING HISTORY</b>		
<b>Case #</b>	<b>Year</b>	<b>Request Summary</b>
		This property has been zoned RS-12 and RM-12 since July 1, 1992. Prior to the implementation of the UDO, the zoning was Residential 90S and Residential 120, respectively.

<b>DIFFERENCES BETWEEN RS-12 &amp; RM-12 (EXISTING) AND CD-RM-18 (PROPOSED) ZONING DISTRICTS</b>
<b>RS-12:</b> Primarily intended to accommodate moderate density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 3.0 units per acre or less.
<b>RM-12:</b> Primarily intended to accommodate multifamily uses at a density of 12.0 units per acre or less.
<b>CD-RM-18:</b> Primarily intended to accommodate multifamily uses at a density of 18.0 units per acre or less. See Conditions for additional restrictions.

<b>TRANSPORTATION</b>	
<b>Street Classification</b>	Yanceyville Street – Major Thoroughfare, Glenside Drive – Collector.
<b>Site Access</b>	All access point(s) must be designed and constructed to the City of Greensboro standards.
<b>Traffic Counts</b>	Yanceyville Street ADT = 13,778.
<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.

ENVIRONMENTAL REVIEW	
<b>Water Supply Watershed</b>	N/A, site drains to North Buffalo Creek
<b>Floodplains</b>	N/A
<b>Streams</b>	N/A
<b>Other</b>	N/A

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
<i>North</i>	Street Yard - 8' avg. width; 2 canopy/100', 17shrubs/100 (along Glenside Drive) - Type C Yard - 20' avg. width; 2 canopy/100'; 3 understory/100', 17 shrubs/100'(where abutting single family lots)
<i>South</i>	Exempt from requirements for property lines abutting railroad rights-of-way
<i>East</i>	Type C Yard - 20' avg. width; 2 canopy/100'; 3 understory/100', 17 shrubs/100'
<i>West</i>	Street Yard - 8' avg. width; 2 canopy/100', 17shrubs/100 (along Yanceyville Street) - Type C Yard - 20' avg. width; 2 canopy/100'; 3 understory/100', 17 shrubs/100'(where abutting single family lots) - Type D Yard – 5' minimum width; 2 understory/100'; 18 shrubs/100' (where abutting multifamily development)

**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:*

Existing:

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.

Proposed:

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.

<b>COMPREHENSIVE PLAN AMENDMENT HISTORY</b>		
<b>Case #</b>	<b>Date</b>	<b>Request Summary</b>
CP-07-33	10/16/07	A staff initiated request for a Plan amendment for both sides of Yanceyville Street, south of Lees Chapel Road, from Low Residential to Moderate Residential was denied by City Council.
CP-06-12	06/06/06	A request for a Plan amendment for the east side of Yanceyville Street, south of Lees Chapel Road, from Low Residential to Moderate Residential was approved by City Council.
CP-06-02	02/07/06	A request for a Plan amendment for the east side of Yanceyville Street, south of Lees Chapel Road, from Low Residential to Moderate Residential was approved by City Council.

**APPLICANT STATED REASONS FOR REQUEST**

**Explain in detail why the change is needed and a justification for such a change:**

The applicant wishes to develop an infill residential development that will be of a greater density than the current future land use classification allows. As such a change has been requested.

**Explain in detail the conditions that you think may warrant a Plan Amendment (i.e. unforeseen circumstances or the emergence of new information, unanticipated changes in development pattern, rezonings, transportation improvements, economic opportunities, changes in socioeconomic conditions, etc.):**

This area of Greensboro along Yanceyville Street is transitioning with new residential uses. This proposal will allow the development of higher density residential units (a goal of the Comprehensive Plan) with limited impact on surrounding residential areas and the railroad tracks to the immediate south provide a natural buffer on one side.

## COMPREHENSIVE PLAN ANALYSIS

### **Need for the Proposed Change:**

The applicant is proposing a multifamily development that exceeds the five dwelling units per acre allowed under the Low Residential land use classification and thus an amendment has been requested. The proposed site falls within a large area currently designated for Low Residential uses, with an area of Mixed Use Commercial located further south and west off Yanceyville Street, south of the railroad tracks. The site is surrounded by a variety of single family homes, duplexes and small apartment buildings to the west and north and an active rail line to the east and south.

The Comprehensive Plan calls for new development on the fringe of the city to be compact in nature and encourages diversification of new housing stock, while also being compatible with surrounding development. Higher density residential development can meet these objectives, especially given the presence of an active rail line adjacent to the proposed site that would typically discourage new lower density residential development. However given the prevailing land use trends in the area, the placement of a large development with up to 18 dwelling units per acre for this site is of concern to staff. Such an intense development as proposed is not in character with the smaller multifamily and scattered single family uses in the surrounding area. There is also some concern about how this high density development might negatively impact the surrounding residences from traffic, light and noise. Staff feels that while this proposed site has some merit for more moderate density residential development, a change to allow high density residential development is not a good fit.

### **Effect of the proposed Change on the Need for City Services and Facilities (e.g. roadway level of service, traffic counts, planned road improvements, transit, accidents statistics, and environmental constraints such as; location within a Water Supply Watershed, floodplain, streams):**

N/A

### **Implications, if any, the Amendment may have for Other Parts of the Plan:**

Approving the change to High Residential for this proposed site would most likely encourage additional higher density residential development for properties on the east side of Yanceyville Street, north of the rail line that may be incompatible with existing development in the area.

### **Unforeseen Circumstances or the Emergence of New Information (e.g. significant economic opportunity in Tier 2 or 3):**

N/A

## PLANNING BOARD COMMENTS

The Planning Board met on October 17, 2007, and made the following comments concerning this request:

- Presence of adjacent railroad tracks and scattered small multifamily developments on east side of Yanceyville Street supports new multifamily development

- High Residential is too intense for the surrounding residential area, Moderate Residential (5-12 units per acre) might be more appropriate

### 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 property is part of a much larger area that has been uniformly zoned multifamily for many years. It has been zoned RM-12 since July 1, 1992 and, prior to that, was zoned Residential 120, a multifamily classification, since 1962. Staff feels that 12 units per acre is more than adequate to accommodate residential needs in this area and that higher density is incompatible with surrounding residential uses, especially single family.

Recent rezoning along Yanceyville Street has been to CD-RM-12 or CD-RM-8. A rezoning to CD-RM-18 for an 8.9-acre tract on the east side of Yanceyville Street north of Lankford Street was approved by the Zoning Commission in April 2004. Although the rezoning was CD-RM-18, the density was actually 4.8 units per acre (a maximum of 31 single family lots + 12 townhouse units on the tract). As a result of past history and recent rezoning activity, staff feels that RM-12 should be the maximum density for this area. Such a density is compatible with the land use classification on the Generalized Future Land Use Map and no change would be needed.

**GDOT:** No additional comments.

**Water Resources:** Open channels that carry public Stormwater runoff require an appropriately sized Drainage Maintenance Utility Easement (DMUE). Size is dependent on the flow in the channel.

**Housing & Community Development:** This proposal would be incompatible with the predominantly single-family residential character of its surroundings.

### STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends denial of the Comprehensive Plan Amendment to the High Residential land use classification and denial of the rezoning to Conditional District – RM-18 Residential Multifamily primarily due to:

- Planning Board and staff concern that High Residential is too intense for this area.
- The property can be developed at RM-12 density which is the category that has been on this property for many years.
- Higher density is incompatible with surrounding residential uses.

### ADDITIONAL INFORMATION