

**City of Greensboro Planning Department
Zoning Staff Report
October 9, 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: E
Location: 202 West Cornwallis Drive (North side of West Cornwallis Drive between Elmwood Drive and Wrenn Street)

Applicant: Gary Jobe Builder, Inc.
Owner: Wade H. Jenkins Family Trust

From: RS-12
To: CDPDI

- Conditions:** 1) Uses: Maximum of 4 attached single family homes designed for sale.
 2) The buildings shall be substantially brick construction.
 3) Building height measured from the bottom of the first floor shall not exceed 34 feet and shall be no more than 2-stories.
 4) All units will have 2-car garages minimum.
 5) To be developed in conjunction with CD-PDI #3434.

SITE INFORMATION	
Maximum Developable Units	4 (12 including adjacent tract)
Net Density	3.6 units per acre for proposed and existing zoning
Existing Land Use	Single Family Dwelling Unit
Acreage	0.63
Physical Characteristics	<i>Topography:</i> Generally flat <i>Vegetation:</i> Mature trees <i>Other:</i> N/A
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	Low Residential
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Undeveloped (Future Attached Housing)	CD-PDI
<i>South</i>	Single Family Residential	RS-9
<i>East</i>	Single Family Residential	RS-12
<i>West</i>	Undeveloped (Future Attached Housing)	CD-PDI

ZONING HISTORY		
Case #	Year	Request Summary
		This property has been zoned RS-12 since July 1, 1992. Prior to the implementation of the UDO, it was zoned Residential 90S.

DIFFERENCES BETWEEN RS-12 (EXISTING) AND CD-PDI (PROPOSED) ZONING DISTRICTS
RS-12: 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.
CD-PDI: Intended to accommodate residential, commercial, office, and neighborhood business uses developed on small tracts of land as infill development within currently built up areas in accordance with a Unified Development Plan. See Conditions for use limitations and other restrictions.

TRANSPORTATION	
Street Classification	Cornwallis Drive – Minor Thoroughfare.
Site Access	Existing.
Traffic Counts	Cornwallis Drive ADT = 12,091.
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	N/A, site drains to North Buffalo Creek
Floodplains	N/A
Streams	N/A
Other	N/A

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
North	Determined by TRC approved Unified Development Plan
South	
East	
West	

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.

POLICY 4C.1: Establish standards for and promote new forms of 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 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:

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: The adjacent property was rezoned to CD-PDI (#3434) by City Council on March 21, 2006. The Zoning Commission voted 8 to 0 to recommend approval of that request and the City Council approved the proposal after an appeal was filed. Staff recommended approval of that request.

The initial sketch plan was approved by the Technical Review Committee on January 3, 2006. That plan showed four pairs of attached dwelling units. The sketch plan for the current tract shows two pairs of attached units to be developed under the same conditions as those that were approved as part of CD-PDI #3434. This rezoning essentially “squares up” what has previously been approved and creates a better zoning/development pattern for the immediate area.

The overall density of this development (existing zoning plus proposed rezoning) is 3.6 units per acre. The RS-9 zoning on the south side of West Cornwallis Drive would allow 4 units per acre and the RS-12 which surrounds this property would permit 3 units per acre. This request is consistent with the Low Residential land use classification indicated on the Generalized Future Land Use Map of Connections 2025 for this area.

This request meets both the Reinvestment/Infill Goal and the Housing and Neighborhoods Goal of the Comprehensive Plan. It advances policies that promote mixed-income neighborhoods and the diversification of new housing stock to meet the needs for suitable housing.

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.