

**City of Greensboro Planning Department
Zoning Staff Report
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: M
Location: 3915 North Church Street (west side of North Church Street north of Pisgah Church Road)

Applicant: Jim Cook, Danielle Lauren Properties, LLC
Owner: Danielle Lauren Properties, LLC

From: CD-RM-18
To: CD-RM-26

- Conditions:**
- 1) Uses: Condominiums, townhomes or apartments and related uses (e.g., homeowner/resident amenities).
 - 2) Buildings will be constructed at least 50% of brick, stucco, textured masonry, wood and/or stone.
 - 3) Access limited to one curb cut on North Church Street.
 - 4) Buildings shall be limited to three stories in height.
 - 5) Wherever a Type C planting yard rate is required, applicant shall install a Type B planting yard rate.
 - 6) Maximum of 72 units.

SITE INFORMATION	
Maximum Developable Units	72
Net Density	15 units/acre
Existing Land Use	Single family dwellings
Acreage	4.80
Physical Characteristics	<i>Topography:</i> Steep slopes <i>Vegetation:</i> Wooded <i>Other:</i> Perennial stream running south to north
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	Mixed Use Commercial
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Single family dwellings	Co. RS-40, City RS-12
<i>South</i>	Great Stops convenience store with fuel pumps and vacant parcel	CD-HB, CD-GB
<i>East</i>	Single family residential, Northside Laundry and Carwash, Carolina Classic Auto, Ted Keaton Furniture, small curb market	RS-12, GB
<i>West</i>	Vacant property zoned CD-HB (#3570)	CD-HB, Co. RS-40

ZONING HISTORY		
Case #	Year	Request Summary
3532	2007	This property was originally zoned and rezoned to CD-RM-18 by City Council on March 6, 2007 with an effective date of May 31, 2007. The Zoning Commission recommended this zoning change on February 12, 2007.

DIFFERENCES BETWEEN CD-RM-18 (EXISTING) AND CD-RM-26 (PROPOSED) ZONING DISTRICTS
CD-RM-18: Primarily intended to accommodate multifamily uses at a density of 18.0 units per acre or less. The existing zoning permits 72 townhomes or condominiums.
CD-RM-26: Primarily intended to accommodate multifamily uses at a density of 26.0 units per acre or less. See Conditions for use limitations and other restrictions.

TRANSPORTATION	
Street Classification	Church Street – Major Thoroughfare, Pisgah Church Road – Major Thoroughfare.
Site Access	Unknown at this time. All access point(s) must be as far away from the intersection as possible and must be designed and built to City of Greensboro standards.
Traffic Counts	Church Street ADT = 9,906, Pisgah Church Road ADT = 18,252.
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	One or more street stubs will be required of this development for future street connectivity.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	Western portion of property located in Lake Jeanette watershed and eastern portion of property located in North Buffalo Creek watershed. If site drains West or North then watersupply watershed regulations apply. If site drains south or east then watersupply watershed regulations (relating to BUA limits and Stormwater runoff quality control) do not apply.
Floodplains	N/A
Streams	Perennial stream on site. Perennial stream is located in the watersupply watershed. A 100ft buffer on each side of the stream measured from top of bank is required. No new BUA allowed within the buffer.
Other	Maximum built upon area (BUA) per watershed density is 70% of the site acreage for high density development. If high density development (24%-70% of BUA) is proposed all the built upon area must drain and be treated by a State approved water quality device (pond or similar). If low density development is proposed site must meet score sheet requirements.

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
<i>North</i>	Type C Yard – 20' avg. width; 3 canopy/100'; 5 understory/100'; 25 shrubs/100'
<i>South</i>	Type D Yard – 5' avg. width; 2 understory/100'; 18 shrubs/100'
<i>East</i>	Street Yard – 5' avg. width; 2 canopy/100'; 17 shrubs/100'
<i>West</i>	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 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:

Mixed Use Commercial: This designation is intended to promote a mix of uses, of which various commercial uses remain predominant, but where residential, service, and other uses are complementary. Where applied to older highway corridors characterized by “strip” commercial uses, the intent is to encourage infill and redevelopment for a more diverse and attractive mix of uses over time. Examples include residential units over commercial uses or a wider array of economically viable uses to replace obsolete uses. Such areas also may represent opportunities for the introduction of substantial higher density and/or mixed-income housing, with negligible impacts on, or resistance from, nearby single-family neighborhoods. Ensuring that buildings are of the appropriate scale and intensity is critical, as is ensuring that sites are designed in a coordinated, as opposed to a lot-by-lot, manner. New “strip” commercial development is discouraged.

Activity Centers: Activity Centers are existing or anticipated future concentrations of uses that function as destinations or hubs of activity for the surrounding area. Typically located in areas of mixed use shown on the Generalized Future Land Use Map, such centers are intended to include features such as a mix of higher intensity uses (housing, retail, office, etc.), compact development patterns, and pedestrian and transit linkages.

CONFORMITY WITH OTHER PLANS

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

City Plans: The Pisgah Church Road/Lees Chapel Road Corridor Study (1996) identified the Pisgah Church Road/Church Street intersection as a commercial node. The Plan noted a concern about preventing strip commercial development between the Elm Street and Church Street commercial centers. A plan recommendation was that all land along the north side of Pisgah Church Road between First Citizens Bank at Elm Street and the gasoline station at Church Street should be rezoned moderate density multifamily and/or Limited Office.

This study also recommended that the Pisgah Church Road/Lees Chapel Road Corridor should be given a Scenic Corridor Overlay Zoning District designation. Among other provisions, the Corridor Study called for use restrictions, tree preservation, screening requirements, sign controls, installation of sidewalks, restrictions on building materials, minimization of curb cuts, and increased street planting yards.

Other Plans: N/A

STAFF COMMENTS

Planning: This property was originally zoned and rezoned to CD-RM-18 by City Council on March 6, 2007 with an effective date of May 31, 2007. This conditional zoning classification limited uses to 72 townhome or condominium units. The current request would also permit apartments; however, the maximum number of units would still be 72. This translates to an actual density of 15 units per acre.

Since this property is located within an Activity Center, a higher residential density is consistent with the Generalized Future Land Use Map of Connections 2025. It is consistent with the Mixed Use Commercial land use classification in that it provides an opportunity for higher density and/or mixed income housing in this area. It is also consistent with Comprehensive Plan policies of promoting compact development, promoting mixed-income neighborhoods, and promoting the diversification of new housing.

GDOT: No additional comments.

Water Resources: Possibility of wetlands on site. Contact the State Division of Water Quality (DWQ) and the US Army Corps of Engineers (USACE) to obtain appropriate approvals for any stream crossing / disturbance or wetlands disturbance.

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 is compatible with the general character of its surroundings.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION