

**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: K
Location: 811 Dolley Madison Road (west side of Dolley Madison Road north of West Friendly Avenue)

Applicant: J. Randall Dixon
Owner: John E. Hodgins, Jr.

From: PI & RS-12
To: CD-GO-H

- Conditions:**
- 1) Uses limited to multifamily units, and business and professional uses.
 - 2) Maximum height of new buildings to be three stories.
 - 3) Exterior of all new structures shall be constructed primarily of brick building materials.
 - 4) Existing house to remain at 811 Dolley Madison Road and to be renovated.

SITE INFORMATION	
Maximum Developable Units	48 (with amended condition)
Net Density	14.1 units/acre
Existing Land Use	Single family dwelling & undeveloped property
Acreage	3.4
Physical Characteristics	<i>Topography:</i> Generally flat <i>Vegetation:</i> Wooded <i>Other:</i> N/A
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	Institutional
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Single family dwelling	RS-12
<i>South</i>	Vacant office building	GO-M, LO
<i>East</i>	Two single family dwellings	RS-12
<i>West</i>	Guilford College	PI, RS-12

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 120S.

DIFFERENCES BETWEEN PI & RS-12 (EXISTING) AND CD-GO-H (PROPOSED) ZONING DISTRICTS
PI: Primarily intended to accommodate mid- and large-sized public, quasi-public and institutional uses which have a substantial land use impact or traffic generation potential. It is not intended for smaller public and institutional uses customarily found within residential areas.
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-GO-H: Primarily intended to accommodate high intensity office and institutional uses, high density residential uses at a density of 26.0 units per acre or less, and supporting service and retail uses.

TRANSPORTATION	
Street Classification	Dolley Madison Road – Local Street, Foxwood Drive – Local Street.
Site Access	All access point(s) must be designed and constructed 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	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	Yes, site drains to Greensboro watersupply watershed.
Floodplains	N/A
Streams	N/A
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; 2 canopy/100'; 3 understory/100', 17 shrubs/100'
<i>South</i>	Type D Yard – 5' minimum width; 2 understory/100'; 18 shrubs/100'
<i>East</i>	Street Yard - 8' avg. width; 2 canopy/100', 17shrubs/100'
<i>West</i>	Type D Yard – 5' minimum width; 2 understory/100'; 18 shrubs/100'

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.

Man-made Environment Goal: Preserve and enhance the character and visual quality of Greensboro’s built environment, including historic resources, private developments, and public landscapes.

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:

Institutional: This designation applies to university and college campuses, major medical/health care concentrations, and similar large-scale institutional activity centers.

Activity Center: 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. A one-half mile radius (considered the limit of a comfortable walk) is shown around each activity center except for the Downtown, which functions as an activity center for the entire City. It should be noted that the locations shown on the Generalized Future Land Use Map are conceptual and do not preclude the development of Activity Centers in other locations where they would support the goals and policies of the Comprehensive Plan.

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: Staff feels that this is a good location for the development of student apartments. From a walkability standpoint, it provides convenient pedestrian access to the college and its facilities, as well as to nearby commercial services. It also provides easy access to transit services.

This request offers the opportunity of providing a transitional land use between the college and the single family lots to the east along Foxwood Drive.

The applicant has informed staff that two conditions will be added at the public hearing. One would limit the maximum number of new units on the subject property to 48. The other would specify a minimum distance of 75 feet from new building to Dolley Madison Road right-of-way.

Staff feels that the proposed use is compatible with the Institutional land use classification on the Generalized Future Land Use Map of the Comprehensive Plan since student apartments would be supportive to the college. This request is also consistent with the development objectives within an Activity Center as described above. It meets a number of Comprehensive Plan goals and policies including promoting compact development and the diversification of new housing stock.

GDOT: No additional comments.

Water Resources: No additional comments.

Housing & Community Development: This proposal is compatible with the general character of its surroundings. Long-term quality of life for residents would be enhanced through creation of a formal pedestrian connection to the existing system of trails located on the Guilford College campus directly to the north and west of this site.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION