



Z-09-02-001

City of Greensboro Planning Department  
Zoning Staff Report and Plan Amendment Evaluation

Zoning Commission Hearing Date: February 9, 2009

**GENERAL INFORMATION**

<b>APPLICANT</b>	Derek Allen for Dale and Carolyn Hendren
<b>HEARING TYPE</b>	Zoning Commission
<b>REQUEST</b>	County <b>RS-40</b> (Residential-Single Family) to City <b>CD-RM-12</b> (Conditional District-Residential Multi Family)
<b>CONDITIONS</b>	<ol style="list-style-type: none"><li>1. Uses: Limited to 72 multi-family residential units</li><li>2. The streetyard width shall be a minimum of 15 feet and shall be planted at a rate that is at least one and half times the normal planting rate.</li><li>3. The exterior of all principal buildings shall be at least 51% brick</li><li>4. All freestanding lighting shall be directed away from adjoining residential properties.</li><li>5. The maximum height of any structure shall be 2 above ground stories</li><li>6. The developer shall incorporate a playground area</li><li>7. The developer shall incorporate a community building</li><li>8. The developer shall provide bicycle racks for each residential building</li><li>9. There shall be an addition of a minimum of one acre of tree conservation area beyond what is required in the proposed landscape buffer yards as per site sketch plan submitted with the zoning application.</li></ol>
<b>LOCATION</b>	4452 Old Randleman Road (North of Old Randleman Road and west of Randleman Road)
<b>PARCEL ID NUMBER (S)</b>	<b>12-06-0342-0-0672-N -020</b>
<b>PUBLIC NOTIFICATION</b>	The notification area for this public hearing was 600 feet (Chapter 30-9-1.2 of the City Ordinance requires notification of the owner of that parcel of land and the owners of all parcels of land adjoining and contiguous to that parcel of land as shown on the County tax

listing). **100** notices were mailed to those property owners in the mailing area.

**TRACT SIZE** ~8.03 Acres  
**TOPOGRAPHY** Slopes northward  
**VEGETATION** Primarily wooded

**SITE DATA**

<b>Existing Use</b>	2 single-family houses	
	<b>Adjacent Zoning</b>	<b>Adjacent Land Uses</b>
N	County RS-40 (Residential-Single Family)	Christ's Way church
E	County RS-40 (Residential-Single Family)	Single-Family dwelling unit
W	County RS-40 (Residential-Single Family)	Single-Family dwelling unit
S	County RS-12 (Residential-Single Family)	Foxcroft Subdivision

**Zoning History**

<b>Case #</b>	<b>Date</b>	<b>Request Summary</b>
W207	08/13/2007	The Zoning Commission denied a request from County RS-40 to City CD-RM-18 in 2007.

**ZONING DISTRICT STANDARDS**

**District Summary \***

Zoning District Designation:	Existing <b>(County RS-40)</b>	Requested <b>(CD-RM-12)</b>
Max. Density:	1 dwelling unit per acre	12 dwelling units per acre
Typical Uses	Primarily intended to accommodate single-family detached dwellings on large lots	Primarily intended to accommodate multifamily uses.

*\*These regulations may not reflect the actual requirements for all situations; see the City of Greensboro Zoning Code for actual regulations for site requirements for this zoning district.*

**SPECIAL INFORMATION**

**Overlay District Ordinance/Historic Preservation – N/A**

The northern portion of property is in the SCOD-1 (Scenic Corridor Overlay District-1)

**Environmental/Soils**

Water Supply Watershed	N/A, Site drains to South Buffalo Creek
Floodplains	N/A
Streams	N/A
Other:	N/A

**Utilities**

Potable Water
Waste Water

**Airport Noise Cone**

The subject property is not located in the Airport Noise Cone.

**Landscaping Requirements**

Location	Required Planting Yard Type and Rate
North	Type D Yard – minimum width 5’; 2 understory trees per 100’; 18 shrubs per 100’
South	15’ Street Yard per Zoning Condition
East	Type C Yard – avg. width 20’; 2 canopy trees per 100’; 3 understory trees per 100’; 17 shrubs per 100’
West	Type C Yard – avg. width 20’; 2 canopy trees per 100’; 3 understory trees per 100’; 17 shrubs per 100’

**Tree Preservation Requirements**

Acreage	Requirements
8.03	All trees 4” or greater DBH which are located within the required planting yards or within 15’ of the side and rear property lines, whichever is greater Plus the zoning Condition of 1 additional acre of Tree Conservation Area.

**Transportation**

Street Classification	Old Randleman Road – Major Thoroughfare.
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. 5' sidewalk with a 5' 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. There is no existing sidewalk along the frontage of this development nor is there a project in the area.
Transit in Vicinity	No.
Traffic Impact Study (TIS)	No, not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

**IMPACT ANALYSIS**

**Land Use Compatibility**

The proposed **CD-RM-12** (Conditional District-Residential Multi Family) zoning would allow land uses that are compatible with the general character of the area.

**Connections 2025 Comprehensive Plan Policies**

The Generalized Future Land Use Map (GFLUM) designates this location as **Mixed Use Residential**. The requested **CD-RM-12** (Conditional District-Residential Multi Family) zoning district is consistent with this GFLUM designation.

**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**

Mixed Use Residential: This designation applies to neighborhoods or districts where the predominant use is residential and where substantial, compatible local-serving nonresidential uses may be introduced. Such use mixes are typically found in older, in-town neighborhoods that accommodate "corner stores" and other local services, as well as in newly developed traditional neighborhood developments (TNDs). This district is also applied in areas suited to a diverse mix of housing types and densities. Ensuring that buildings are of the appropriate scale and intensity is critical.

**CONFORMITY WITH OTHER PLANS**

**City Plans – N/A**

**Other Plans - N/A**

**Staff/Agency Comments**

**Planning**

The subject site currently consists of 2 single-family dwelling units on heavily wooded lots with a generally flat topography. This property is outside the City limits and the applicant intends to bring it into the City's jurisdiction by way of a satellite annexation process. This property was the subject matter of a previous original zoning request to CD-RM-18 which was denied by the Zoning Commission on the grounds of the projects incompatibility with surrounding properties and also not being consistent with measures to protect neighborhoods from potential negative impacts of inconsistent development among other things.

To the east, west and south of the subject site are single-family residential units and to the north is a church. This area of the County is generally in transition. Older single-family dwelling units on large lots are giving way to newer single-family subdivisions on smaller lots as evidenced by the Foxcroft and Wolf Trail Run subdivisions located south of the subject site. The proposed conditional zoning district would allow for consideration of a maximum of 72 multi-family dwelling units.

The Generalized Future Land Use Map (GFLUM) designates this location as Mixed Use Residential which calls for predominantly residential uses with compatible local-serving nonresidential uses. This request is therefore consistent with the GFLUM and will be compatible with the surrounding neighborhood with the added conditions especially the extensive buffering and tree preservation that the applicant is proposing.

If approved, this request will help promote a diverse mix of housing types, and densities in the general area which will 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. It will also ensure sound and sustainable patterns of land use, limit sprawl and provide for the efficient provision of public services and facilities as the City expands.

At present, there is insufficient sewer capacity to service this proposed development and the applicant has been advised to work out a plan to either pay for the necessary upgrades to the City's system or provide an alternate routing that alleviates the capacity issues.

Staff has made a determination that this request is consistent with the intent and purpose of the zoning code and the Comprehensive Plan (Connections 2025). Staff is also of the opinion that the request is compatible with the existing development and trend in the surrounding area.

**Water Resources**

The City of Greensboro must adopt and implement the State minimum requirements to meet NPDES (Phase II) post-construction requirements by June 1, 2009. New and revised ordinance language will be adopted to comply with the new regulations. If site plan is not submitted to TRC before June 1, 2009 site must meet the new Phase II requirements.

**Housing and Community Development**

This request will provide an opportunity to develop housing affordable to low and moderate income families in a part of Greensboro that has seen very little publicly supported affordable housing construction. The request is compatible with the City's long-term vision for this area which is for it to be a mixed-use development zone supporting the higher intensity activity center within the Randleman Road/I-85 area. The density (under 10 units per acre) seems to be a reasonable transition between the higher intensity expected within the activity center and the lower density single family development to the south of the request.

**STAFF RECOMMENDATION**

**PLANNING**

Staff recommends **approval** of the requested **CD-RM-12** (Conditional District-Residential Multi Family) zoning district.