

**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: G
Location: 5005 Beale Avenue (south side of Beale Avenue west of Stanley Road)
Applicant: Ray Schoolfield
Owner: Ray Schoolfield
From: RS-9
To: RM-5
Conditions: N/A

SITE INFORMATION	
Maximum Developable Units	2
Net Density	3 units per acre
Existing Land Use	Vacant lot
Acreage	0.51
Physical Characteristics	<i>Topography:</i> Gently sloping <i>Vegetation:</i> Wooded lot <i>Other:</i> N/A
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	Moderate Residential
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Single family dwelling	RS-40
<i>South</i>	Two single family dwellings	RS-12
<i>East</i>	Single family dwelling	RS-9
<i>West</i>	Single family dwelling	RS-40

ZONING HISTORY		
Case #	Year	Request Summary
3159	2003	This property was one of four lots that were rezoned from RS-40 to RS-9 by the Zoning Commission on June 9, 2003.

DIFFERENCES BETWEEN RS-9 (EXISTING) AND RM-5 (PROPOSED) ZONING DISTRICTS	
RS-9:	Primarily intended to accommodate moderate to high density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 4.0 units per acre or less.
RM-5:	Primarily intended to accommodate duplexes, twin homes, townhouses, cluster housing, and similar residential uses at a density of 5.0 units per acre or less.

TRANSPORTATION	
Street Classification	Beale Avenue – Local Street, Stanley Road – Minor Thoroughfare.
Site Access	Residential driveway.
Traffic Counts	Stanley Road ADT = 13,150.
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 South Buffalo Creek
Floodplains	N/A
Streams	N/A
Other	N/A

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
<i>North</i>	15% of the total site for lots less than 55,000 square feet
<i>South</i>	
<i>East</i>	
<i>West</i>	

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:

Moderate Residential (6-12 d.u./acre): This category accommodates housing types ranging from small-lot, single-family detached and attached single-family dwellings such as townhomes to moderate density, low-rise apartment dwellings.

CONFORMITY WITH OTHER PLANS

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

City Plans: The West Wendover Avenue/Guilford College Road Corridor Plan (June 1, 1995) designated the Beale Avenue/Lonita Street area as Low Residential (1-5 dwelling units/acre) on the Future Land Use Map. This Plan was an update of the Wendover Corridor Plan which was part of Guilford County's Southwest Area Plan.

Other Plans: N/A

STAFF COMMENTS

Planning: This property was one of four lots which were rezoned from RS-40 to RS-9 in June 2003 by the Zoning Commission. Staff recommended approval of that rezoning, pointing out that the Generalized Future Land Use Map of the Comprehensive Plan showed the area to be Moderate Residential. Staff felt that this was an example of infill residential development that was compatible with the surrounding properties in the immediate area and would also move closer to the higher density called for in Connections 2025.

The applicant has enough square footage to allow a duplex on this lot. There is not enough area to permit a third dwelling unit, however.

Several other rezoning requests in this area have occurred since the late 90s. Four lots on the north side of Lonita Street were rezoned to RS-12 by City Council in April 1999. The property at the southwest quadrant of Stanley Road and Lonita Street was rezoned to CD-RS-7 (#3424) by the Zoning Commission in February 2006 and the property on the north side of Beale Avenue was rezoned to CD-RS-7 (#3540) by the Zoning Commission in April 2007. All of these requests have been to a single family zoning classification, however. The current proposal would be a significant change in the trend toward smaller lots for single family detached dwellings. Furthermore, staff does not encourage singling out one lot for multifamily use in the middle of a block which is otherwise uniformly zoned for single family detached dwellings.

Staff feels that this request is inconsistent with Policy 6A.4 as described above.

GDOT: No additional comments.

Water Resources: Open channels that carry public Stormwater runoff require appropriately sized DMUE (Drainage Maintenance Utility Easement). DMUE size is dependent on amount of flow in channel.

Housing & Community Development: No additional comments.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION