

**City of Greensboro Planning Department
Zoning Staff Report
December 11, 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: F
Location: 1808 New Garden Road (southeast side of New Garden Road north of Joseph M. Bryan Boulevard and south of the terminus of Strathmore Drive)
Applicant: Starmount Company
Owner: Starmount Company, James & Patsy Reittinger, Robert and Reva Semones, and Robert & Betty Echerd
From: RS-12 & CD-RM-5
To: CD-RM-8
Conditions: 1) Uses: All uses allowed in the RM-8 zoning district.
 2) A maximum of 20 for sale residential dwelling units.

SITE INFORMATION	
Maximum Developable Units	20
Net Density	Unable to determine
Existing Land Use	Undeveloped
Acreage	7.16
Physical Characteristics	<i>Topography:</i> Steep slope toward pond located on eastern portion of the site <i>Vegetation:</i> Wooded portions <i>Other:</i> N/A
Overlay Districts	Visual Corridor Overlay District
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>	Single Family Residential	RS-12
<i>South</i>	Bryan Boulevard right-of-way	CD-RM-12
<i>East</i>	Single Family Residential	RS-12
<i>West</i>	Undeveloped (future site of Greensboro Moose Lodge)	RS-12 / SUP-34

ZONING HISTORY		
Case #	Year	Request Summary
3436	2006	The major portion of this property was rezoned from RS-12 to CD-RM-5 by the Zoning Commission on March 13, 2006 for a maximum of 20 for sale residential dwelling units.
2495	1996	The majority of the property was zoned RS-12 when the area was annexed into the City on September 30, 1996

DIFFERENCES BETWEEN RS-12 & CD-RM-5 (EXISTING) AND CD-RM-8 (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-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. The existing zoning limits use of the property to 20 for sale residential dwelling units.
CD-RM-8: Primarily intended to accommodate duplexes, twin homes, townhouses, cluster housing, and similar residential uses at a density of 8.0 units per acre or less. See Conditions for uses and additional restriction.

TRANSPORTATION	
Street Classification	New Garden Road – Major Thoroughfare.
Site Access	All commercial driveways must meet City of Greensboro standards. GDOT will approve a maximum of one access to this site.
Traffic Counts	New Garden Road ADT = 16,500.
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	No.
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 Watershed WS III
Floodplains	According to preliminary FEMA maps, 100 yr floodplain encroaches on site. Finished floor elevation for all the structures (proposed in the floodplain) and mechanical equipment to be at least 1' above base flood elevation. Elevation Certificate will be required for all the structures in the 100 yr floodplain.
Streams	Pond on site requires a 30' buffer on each side of the pond if low density is proposed (0-24% of built upon area). If high density is proposed (24-70% of built upon area) a 100' buffer on each side of the stream is required.
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 get 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>	Street Yard - 8' avg. width; 2 canopy/100', 17shrubs/100'
<i>South</i>	Street Yard - 8' avg. width; 2 canopy/100', 17shrubs/100'
<i>East</i>	Type C Yard - 20' avg. width; 2 canopy/100'; 3 understory/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.

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.

It appears that there is a drainageway crossing on the western edge of this site that is depicted on the City’s “Drainageway and Open Space” map. When this site is subdivided, the Subdivision Ordinance will require the dedication of those areas to the City of Greensboro as drainageway and open space. The width of the dedication along that drainageway will depend

on the size of the pipe it would take to cross said drainageway. If a crossing would require a 66-inch or greater pipe, the required dedication would include the land between the natural one-hundred-year flood contour lines as determined by the City. That area may be reduced in width by filling provided that a minimum average width of two hundred feet is maintained, a minimum width of one hundred feet is maintained at the narrowest point, no fill is placed within a designated floodway, and no slope greater than three to one is created. Article VII, Section 27-22 Stormwater management control requirements, and federal wetlands regulations will prohibit or restrict fill placement in certain locations. If the crossing would require a pipe smaller than 66-inches the minimum average width would be sixty feet.

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: In October 2005, the Zoning Commission approved a Special Use Permit for a Club or Lodge on the adjacent parcel to the west.

A 4.5-acre tract to the northeast was rezoned to CD-RM-5 by the City Council in September 2004. The request was approved by the Zoning Commission and received a favorable staff recommendation. That proposal was for a maximum of 20 townhomes and The Villas at New Garden are currently under construction.

In March 2006, the Zoning Commission rezoned a portion of the subject property to CD-RM-5. The proposal was for a maximum of 20 for sale residential dwelling units and received a favorable staff recommendation.

The current request is still limited to a maximum of 20 for sale residential dwelling units; however, the size of the request has increased to include a portion of an adjacent pond. The CD-RM-8 zoning district also allows structures to be built closer to Bryan Boulevard, providing more flexibility in the site design and layout of the property.

The maximum density of this proposal is 2.8 units per gross acre which is consistent with Low Residential on the Generalized Future Land Use Map of Connections 2025. This property has direct access to a Major Thoroughfare (New Garden Road).

This rezoning request is supported by Comprehensive Plan policies that address compact development, mixed housing types, and diversification of new housing stock.

This request provides desirable infill development. It promotes a variety of densities, lot sizes, and building types/styles in the area. It promotes a new form of compact development in an existing neighborhood and makes good use of a property which is constrained by physical and environmental factors.

GDOT: No additional comments.

Water Resources: Possibility of wetlands, if any wetland disturbance and or stream crossing disturbance is proposed all the approvals must be obtained from State and Corps of engineers prior to any disturbance.

Dam safety note will be required if any development takes place on site to ensure existing Dam is in compliance with Dam safety regulations.

Housing & Community Development: No additional comments.

STAFF RECOMMENDATION

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