

**City of Greensboro Planning Department  
Zoning Staff Report and  
Plan Amendment Evaluation  
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:** N  
**Location:** 2300 -2304 Old Chapman Street (west side of Old Chapman Street south of Ontario Street and east of Emerywood Road)

**Applicant:** Jay Lambeth, St. Paul Presbyterian Church  
**Owner:** St. Paul Presbyterian Church

**GFLUM**  
**From:** Low Residential  
**To:** Moderate Residential

**Zoning**  
**From:** RS-9  
**To:** CD-RM-12

- Conditions:**
- 1) Uses: Multifamily limited to 82 units with occupancy limited to seniors or disabled ages 55 or older.
  - 1) Multifamily units shall be limited to two story buildings.
  - 2) Building materials shall be at least 50% brick or Hardyboard type material.
  - 3) Architectural design of buildings to include pitched roof design.
  - 4) Exterior lighting to be designed to avoid casting direct light upon adjacent streets or properties.

<b>SITE INFORMATION</b>	
<b>Maximum Developable Units</b>	82
<b>Net Density</b>	11.4 units/acre
<b>Existing Land Use</b>	Undeveloped church property
<b>Acreage</b>	7.215 acres
<b>Physical Characteristics</b>	<i>Topography:</i> Generally flat to gently rolling <i>Vegetation:</i> Several significant trees <i>Other:</i> N/A
<b>Overlay Districts</b>	N/A
<b>Historic District/Resources</b>	N/A
<b>Generalized Future Land Use</b>	Low Residential
<b>Other</b>	N/A

<b>SURROUNDING ZONING AND LAND USE</b>		
<b>Location</b>	<b>Land Use</b>	<b>Zoning</b>
<i>North</i>	St. Paul Presbyterian Church, single family dwellings and vacant parcels	RS-9
<i>South</i>	Glenwood Friends Meeting	RS-9
<i>East</i>	Single family dwellings	RS-9
<i>West</i>	Single family dwellings	RS-9

<b>ZONING HISTORY</b>		
<b>Case #</b>	<b>Year</b>	<b>Request Summary</b>
		This property has been zoned RS-9 since July 1, 1992. Prior to the implementation of the UDO, it was zoned Residential 90S.

<b>DIFFERENCES BETWEEN RS-9 (EXISTING) AND CD-RM-12 (PROPOSED) ZONING DISTRICTS</b>
<b>RS-9:</b> 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.
<b>CD-R&lt;-12:</b> Primarily intended to accommodate multifamily uses at a density of 12.0 units per acre or less. See Conditions for use limitations and other restrictions.

<b>TRANSPORTATION</b>	
<b>Street Classification</b>	Old Chapman Street – Collector Street.
<b>Site Access</b>	All access point(s) must be designed and constructed to the City of Greensboro Standards.
<b>Traffic Counts</b>	None available.
<b>Trip Generation</b>	N/A.
<b>Sidewalks</b>	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.
<b>Transit</b>	No.
<b>Traffic Impact Study</b>	Not required per TIS Ordinance.
<b>Street Connectivity</b>	N/A.
<b>Other</b>	N/A.

<b>ENVIRONMENTAL REVIEW</b>	
<b>Water Supply Watershed</b>	N/A, site drains to South Buffalo Creek
<b>Floodplains</b>	N/A
<b>Streams</b>	N/A
<b>Other</b>	N/A

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
North	Type D Yard – 5' minimum width; 2 understory/100'; 18 shrubs/100' (where abutting church); Type C Yard - 20' avg. width; 2 canopy/100'; 3 understory/100', 17 shrubs/100' (where abutting single family lots)
South	Type D Yard – 5' minimum width; 2 understory/100'; 18 shrubs/100'
East	Street Yard - 8' avg. width; 2 canopy/100', 17shrubs/100'
West	Type C Yard - 20' avg. width; 2 canopy/100'; 3 understory/100', 17 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 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:*

Existing:

*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.

Proposed:

*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.

<b>COMPREHENSIVE PLAN AMENDMENT HISTORY</b>		
<b>Case #</b>	<b>Date</b>	<b>Request Summary</b>
N/A	N/A	N/A

**APPLICANT STATED REASONS FOR REQUEST**

**Explain in detail why the change is needed and a justification for such a change:**

Applicant would like to create an attached townhome community for seniors and disabled citizens. The proposed density is greater than the current future land use classification and thus a change has been requested.

**Explain in detail the conditions that you think may warrant a Plan Amendment** (i.e. unforeseen circumstances or the emergence of new information, unanticipated changes in development pattern, rezonings, transportation improvements, economic opportunities, changes in socioeconomic conditions, etc.):

St. Paul Presbyterian Church has recently decided to sell a large portion of their property and a community geared towards seniors and disabled citizens would be very compatible with the church and surrounding neighborhood.

**COMPREHENSIVE PLAN ANALYSIS**

**Need for the Proposed Change:**

The applicant is interested in developing multi-family housing limited to older and disabled adults. The proposed density exceeds the five dwelling units per acre allowed by the current Low Residential classification and thus an amendment was requested. The proposed site is located in a large area currently designated as Low Residential, which includes a stable residential neighborhood and two churches immediately adjacent to the proposed site.

The Comprehensive Plan encourages infill development and reinvestment as long as it is generally compatible with and does not negatively impact surrounding residential areas. The applicant’s desire to gear the proposed development to older and disabled adults should limit potential negative impacts that might typically be associated with higher density residential development located in a stable single family residential area. The site’s location between two churches also limits the number of properties that might be impacted by any potential issues from the proposed development.

The Comprehensive Plan also supports the diversification of new housing stock located in close proximity to supportive services and facilities. This proposal calls for moderate density residential development and the site is located in close proximity to many services and major transportation corridors.

**Effect of the proposed Change on the Need for City Services and Facilities (e.g. roadway level of service, traffic counts, planned road improvements, transit, accidents statistics,**

**and environmental constraints such as; location within a Water Supply Watershed, floodplain, streams):**

N/A

**Implications, if any, the Amendment may have for Other Parts of the Plan:**

Given proposed limitations on residences and the surrounding land use pattern, this proposal should have no real impact on future land uses in this area

**Unforeseen Circumstances or the Emergence of New Information (e.g. significant economic opportunity in Tier 2 or 3):**

Recent decision by property owner (St. Paul Presbyterian Church) to sell portion of property

### **PLANNING BOARD COMMENTS**

The Planning Board met on October 17, 2007 and made the following comments concerning this request:

- A senior housing community for this site could be a good fit within the surrounding residential (more limited impact than other potential uses)

### **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:** The applicant's sketch plan shows a total of 68 one and two-bedroom units with sole access provided via Old Chapman Street. These units would be housed in 11 buildings of approximately 3,040 square feet each, and four buildings of approximately 5,064 square feet each. One community building is included on the sketch plan.

Staff feels that this proposal could result in the opportunity for a beneficial infill development, especially for a senior housing community which, as the Planning Board has noted, could be a good fit within the surrounding single family residential area since it would have a more limited impact than other types of potential residential uses. The proposal fits well with the adjacent churches and provides the opportunity for a compact development that takes advantage of undeveloped land with generally flat terrain. The site also contains a number of mature trees that could be an asset to the new development and staff has encouraged the developer to save as many of them as possible during the development of the site.

This request is consistent with the Reinvestment/Infill Goal of the Comprehensive Plan. It meets a number of Comprehensive Plan policies such as promoting new patterns and intensities of use (Policy 4C), promoting mixed-income neighborhoods (Policy 6A.2), and promoting the diversification of new housing stock (Policy 6C).

**GDOT:** No additional comments.

**Water Resources:** No additional comments.

**Housing & Community Development:** This proposal is compatible with the general character of its surroundings. The long-term quality of life for residents would be enhanced by preservation of existing mature pin-oak trees, to the greatest extent possible. Applicant may find consultation with representatives of the Rainbow/Meadowood and Hillsdale Park neighborhoods to be useful.

## **STAFF RECOMMENDATION**

Based on all the information contained in this report, the Planning Department recommends approval of the Comprehensive Plan Amendment to the Moderate Residential land use classification and approval of the rezoning to Conditional District – RM-12 Residential Multifamily primarily due to:

- Consistency with the Reinvestment/Infill Goal of Connections 2025
- A senior housing community is a good fit with surrounding residential
- This request meets a number of Comprehensive Plan policies such as Policy 4C, Policy 6A.2 and Policy 6C.

## **ADDITIONAL INFORMATION**