



Z-09-01-003

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

Zoning Commission Hearing Date: January 12, 2009

GENERAL INFORMATION

APPLICANT	Beverly Simpson
HEARING TYPE	Zoning Commission
REQUEST	RS-12 (Residential-Single Family) to CD-RM-5 (Conditional District-Residential Multi Family)
CONDITIONS	1) Uses: Limited to a maximum of 22 townhomes/ condominium for sale 2) Building exterior shall be at least 50% brick with some stone and wood accents 3) Access shall be limited to one curb cut on New Garden Road 4) Each townhome/condominium shall have an attached garage.
LOCATION	1807 and 1809 New Garden Road (West side of New Garden Road and South of Timber Oak Drive)
PARCEL ID NUMBER (S)	00-03-0175-0-0832-00-013/00-03-0175-0-0832-00- 050(Portion of)
PUBLIC NOTIFICATION	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). 39 notices were mailed to those property owners in the mailing area.
TRACT SIZE	~4.8 Acres
TOPOGRAPHY	Slopes towards the west and perennial stream
VEGETATION	Primarily wooded beyond existing single family residence

SITE DATA

Existing Use	Single family dwelling
Adjacent Zoning	Adjacent Land Uses
N RS-12 (Residential-Single Family)	Vacant
E RS-12 (Residential-Single Family)	Single family dwelling

W	RS-12 (Residential-Single Family)	Perennial stream and single family dwelling beyond
S	CD-RM-8 (Conditional District Residential-Multi Family) & RS-12 (Residential-Single Family) with an SUP for a Club or Lodge	Townhomes (under construction) and relocated Moose Lodge

Zoning History

Case #	Date	Request Summary
		This property has been zoned RS-12 since July 1, 1992. Prior to the implementation of the UDO, it was zoned RA-40

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (RS-12)	Requested (CD-RM-5)
Max. Density:	3 dwelling units per acre	5 dwelling units per acre
Typical Uses	Primarily intended to accommodate moderate density single-family detached dwellings in developments where public water and sewer service is required.	Primarily intended to accommodate duplexes, twin homes, townhouses, cluster housing, and similar residential 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

Environmental/Soils

Water Supply Watershed	Yes, site drains to Greensboro Watershed WS III
Floodplains	Floodplain and Floodway encroach in the property. Site must meet floodplain requirements. All proposed structures must be elevated to at least one foot above base flood elevation. No development is allowed in the floodway unless the City ordinance requirements are met.
Streams	Perennial streams and pond in adjacent properties. Stream buffers must be shown if encroach on property. Stream buffer is 100' from top of bank or normal pool elevation if high density development is proposed (built upon area percentage is between 24% and 70%). If low density development is proposed (0-24% of built upon area) stream buffer is 30'.
Other:	Max. Built Upon Area (BUA) 70% for high density development, or 24% BUA for low density option in Greensboro Watershed. Any new development or

redevelopment BUA must meet water quality watershed requirements. If high density development is proposed a State approved BMP is required to treat the built upon area.

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 C Yard – avg. width 20'; 2 canopy trees per 100'; 3 understory trees per 100'; 17 shrubs per 100'
South	Street Yard - minimum width 8'; 2 canopy tree per 100', 17 shrubs per 100'
East	Type C Yard – avg. width 20'; 2 canopy trees per 100'; 3 understory trees per 100'; 17 shrubs per 100'
West	Type D Yard – minimum width 5'; 2 understory trees per 100'; 18 shrubs per 100'

Tree Preservation Requirements

Acreage	Requirements
5.37Ac. total Lot	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. Applicant can utilize land dedicated to the City of Greensboro to satisfy this requirement per agreement with the City of Greensboro.

Transportation

Street Classification	New Garden Road – Major Thoroughfare.
Site Access	A maximum of one access will be approved by GDOT as a right in right out only. All access must be designed and constructed to the City of Greensboro standards.
Traffic Counts:	New Garden Road ADT = 22,607.
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. Sidewalk is part of the design for the New Garden Road widening project scheduled for construction for Spring 2009.
Transit in Vicinity	No route in the vicinity.
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-5** (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 **Low Residential**. The requested **CD-RM-5** 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 6C: Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

Connections 2025 Map Policies

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.

Visual Enhancement Corridor: Visual Enhancement Corridors are thoroughfares that carry large amounts of traffic and would benefit from public physical improvements to address visual character. These improvements could include public/private partnerships.

CONFORMITY WITH OTHER PLANS

City Plans – N/A

Other Plans - N/A

Staff/Agency Comments

Planning

The subject property currently consists of a single-family dwelling and a vacant lot. To the immediate west is the city's open space and drainage way. To the east are single-family dwellings and to the south are townhomes (under construction) and the relocated Moose Lodge. The general area is characterized by single-family and multifamily dwellings. The applicant intends to construct a maximum of 22 townhomes/condominiums designed for sale.

This request is consistent with the general trend in the area and if approved 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.

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 for the Phase II NPDES post-construction requirements by June 1, 2009. New and revised ordinance language will be adopted to comply with the new regulations, if plan is not submitted before June 1, 2009 site must meet Phase II requirements.

Housing and Community Development

Provision of bicycle parking facilities on this site would be a welcome addition to the proposal, considering its proximity to the planned Price Park Greenway extensions. A bicycle and pedestrian access point to the future greenway corridor at the northwest corner of the site would also greatly enhance long-term quality of life for future occupants of this project (access at the southeastern corner should be adequately addressed by the required sidewalk installation). Applicant is strongly recommended to discuss this proposal with representatives of the nearby Woodland Hills and Saddle Creek neighborhoods.

STAFF RECOMMENDATION

PLANNING

Staff recommends **approval** of the requested **CD-RM-5** (Conditional District-Residential Multi Family) zoning district.

