



Z-11-08-002  
Planning & Community Development  
Zoning Staff Report and Plan Amendment Evaluation

Zoning Commission Hearing Date: August 8, 2011

**GENERAL INFORMATION**

**APPLICANT** Jean Dailey for self

**HEARING TYPE** Special Use Permit

**REQUEST** **Special Use Permit** for a Tourist Home (bed and breakfast) in the R-5 (Residential-Single Family)

**CONDITIONS** 1. Applicant shall preserve and maintain the existing building(s), but in the event of an accidental destruction of the building and a new one is constructed, design of the site shall preserve the residential appearance of the building, as reflected in a sloped roof and fenestration that resemble a typical single-family dwelling

**LOCATION** **808 Northridge Street**, generally describe west of Northridge Street, north of Spring Garden Street and south of Sherwood Street.

**PARCEL ID NUMBER(S)** **7854339557**

**PUBLIC NOTIFICATION** The notification area for this public hearing was 600 feet (Chapter 30-4-1.4 of the Land Development 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). **122** notices were mailed to those property owners in the mailing area.

**TRACT SIZE** ~0.55 Acres

**TOPOGRAPHY** Generally flat

**VEGETATION** Residential landscaping

**SITE DATA**

<b>Existing Use</b>		Single-family dwelling
	<b>Adjacent Zoning</b>	<b>Adjacent Land Uses</b>
N	R-5 (Residential-Single Family)	Single-family dwelling
E	R-5 (Residential-Single Family)	Single-family dwelling
W	R-5 (Residential-Single Family)	Single-family dwelling
S	RM-18 (Residential-Multi Family)	Multi-family dwelling

**Zoning History**

Case #	Date	Request Summary
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This property has been zoned R-5 (Residential-Single Family) since July 1, 2010. Prior to the implementation of the Land Development Ordinance (LDO), it was zoned RS-7 (Residential-Single Family).

**ZONING DISTRICT STANDARDS**

**District Summary \***

Zoning District Designation:	Existing <b>(R-5)</b>	Requested <b>(SUP for a Tourist Home)</b>
Max. Density:	5.0 dwelling units per acre	A maximum of 6 guest rooms
Typical Uses	Primarily intended to accommodate low-density single-family detached residential developments.	A dwelling in which lodging, with or without meals, is provided for overnight guests for a fee.

*\*These regulations may not reflect all requirements for all situations; see the City of Greensboro Development Ordinance for all applicable regulations for site requirements for this zoning district.*

**SPECIAL INFORMATION**

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

**Environmental/Soils**

Water Supply Watershed	Site drains to North Buffalo creek
Floodplains	N/A
Streams	N/A
Other:	N/A

**Utilities**

Potable Water	N/A
Waste Water	N/A

**Airport Noise Cone**

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

**Landscaping Requirements**

On lots of record that existed prior to July 1, 1992 that are less than 55,000 square feet in area, no development is required to landscape more than 15% of the site.

Northridge St.: Street Yard – minimum width 10'; 2 canopy trees per 100', 17 shrubs per 100'

North Property Line: Type C Yard – average width 15'; 2 canopy trees per 100', 3 understory trees per 100', 17 shrubs per 100'

All other Property lines: NA

**Parking Lot Landscaping**

Requiring landscaping within parking areas is intended to shade and improve the attractiveness of large areas of pavement.

**Required Landscaping**

Parking lot planting yards must include at least one canopy tree for every 12 parking spaces.

Required canopy tree areas must be located within the parking lot. They may be located in landscape islands, landscape divider medians between rows of parking, or in driveway medians.

Islands or other planting areas for canopy trees must have a minimum area of 200 square feet with a minimum dimension of 7 feet, measured in any direction. Islands or planting areas of less than 200 square feet may not be counted toward satisfying parking lot landscaping requirements.

The landowner may provide required landscape islands or planting areas using one or more of the planting area sizes below. Each parking space must be entirely within the designated distance of a parking lot planting area as specified below:

<b>Table 10-4: Location of Parking Lot Planting Areas</b>		
<b>Size of Parking Lot Planting Area (sq. ft.)</b>	<b>Number of Trees In Planting Area</b>	<b>Max. Distance from Parking Space (feet)</b>
200-499	1	100 (1)
500-899	3	130
(1) Canopy trees installed as part of a required planting yard that abuts the parking lot may be used for up to 50% of the required distance		

Grouping canopy trees within the same landscape island or planting area is strongly encouraged, even if this would decrease the number of islands within the parking lot.

When a parking lot or other vehicular use area abuts a vacant site or a site with the same land use classification as the subject site, a planting yard with a minimum width of 5 feet must be provided between the parking lot/vehicular use area and the abutting (interior) property line. This required planting area must be landscaped with at least 2 understory trees and 18 evergreen shrubs per 100 linear feet.

Trees used to satisfy the planting requirements for parking lot areas may not be counted toward the planting requirements for other required plantings on the site.

**Tree Preservation Requirements**  
**Acreage**

**Requirements**

0.55 ac. Not applicable unless the proposed change in use removes or damages more than 3,000 square ft. of Critical Root Zone Area. In that case the required TCA shall be 1% of lot size.

**Transportation**

- Street Classification: Northridge Street – Local Street.
- Site Access: All access(s) to 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 sidewalk existing along the frontage of this property.
- Transit in Vicinity: Yes, route 1, W. Wendover Avenue.
- Traffic Impact Study: No, not required per TIS Ordinance.  
(TIS)
- Street Connectivity: N/A.
- Other: N/A.

**IMPACT ANALYSIS**

**Land Use Compatibility**

The proposed **Special Use Permit** for a Tourist Home (bed and breakfast) 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 and the corresponding Future Land Use Map of the **Lindley Park Neighborhood Plan** designate this location as Single Family Residential. The requested **Special Use Permit** for a Tourist Home (bed and breakfast) is generally consistent with these GFLUM designations.

**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.

**Economic Development Goal:** Promote a healthy, diversified economy with a strong tax base and opportunities for employment, entrepreneurship and for-profit and non-profit economic development for all segments of the community.

**Policy 7C:** Ensure that city land use policies and regulations allow for an adequate supply of land to accommodate economic development.

**Connections 2025 Map Policies**

**Single Family Residential (Lindley Park Neighborhood Plan):** This category is composed mainly of single family dwellings on small, individual lots with a density of 3 to 5 dwelling units per acre. The Single Family Residential classification supports the principles of reinforcing existing neighborhoods and concentrating urban growth within short walking distances of neighborhood oriented services. This type of development should be oriented towards the center of the neighborhood.

**CONFORMITY WITH OTHER PLANS**

**City Plans – N/A**

**Other Plans – N/A**

**Staff/Agency Comments****Community Development**

This proposal appears to be generally consistent with the written and map policies of both the *Lindley Park Neighborhood Plan* and the *Connections 2025 Comprehensive Plan*. Applicant is strongly encouraged to discuss this proposed rezoning and use with representatives of the Lindley Park Neighborhood, within which the subject site is located.

**Planning**

The subject property consists of a single-family dwelling unit on a 0.55-acre parcel. The surrounding neighborhood is well developed with single-family dwellings to the north, east and west and multi-family dwellings to the south. The applicant, who is currently renting out rooms from the subject site as a home occupation would like to change the use of the site to a Tourist Home (Bed and Breakfast).

Per Section 30-8-10.4 of the Land Development Ordinance, a tourist home may not locate within 400 feet of a rooming house or another tourist home, no more than 6 guest rooms are allowed, the owner or operator of the tourist home must reside on site, tourist homes are allowed only in buildings originally constructed as dwellings, only one kitchen facility is allowed and meals may be provided only for guests and employees of the tourist home, rooms may not be equipped with cooking facilities and patrons may not stay in a specific tourist home more than 15 days within a 60-day period.

This request conforms to the intent and purpose of the Zoning Ordinance and the Comprehensive Plan in that:

1. That the proposed use will not be detrimental to the health or safety of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity.
2. That the proposed use at the particular location provides a service or facility that will contribute to the general well-being of the neighborhood or the community; and
3. That the location and character of the proposed use will be in harmony with the area in which it is to be located and in general conformity with the Comprehensive Plan.

**STAFF RECOMMENDATION**

Staff recommends **approval** of the requested **Special Use Permit** for a Tourist Home (bed and breakfast) in the R-5 zoning district.