



Z-11-08-003

**Planning & Community Development
Zoning Staff Report and Plan Amendment Evaluation**

Zoning Commission Hearing Date: August 8, 2011

GENERAL INFORMATION

APPLICANT	City of Greensboro for Robyn's Glen Community Homeowners Association, Inc.
HEARING TYPE	Rezoning
REQUEST	CD-RM-8 (Conditional District-Residential Multi Family) and CD-RM-12 (Conditional District-Residential Multi Family) to CD-RM-12 (Conditional District-Residential Multi Family)
CONDITIONS	<ol style="list-style-type: none">1. Uses shall be limited to townhome dwellings and accessory uses.2. The total number of dwelling units shall not exceed 271.3. No building shall exceed two (2) stories in height as viewed from the front of the buildings.4. All townhomes shall be designed for sale.5. There shall be no trash compactor and no dumpster located on the property other than for the purpose of collection and removing of construction debris.6. The community will be serviced by a private waste hauler.7. The subject property will be developed in conjunction with the Robyn's Glen town home community to the south. In that regard, There shall be common signage, a common entrance and exit from Regional Road; building materials shall be of the same type and color, and there shall be one or more connection(s) between the two developments.8. The homeowner's association for the proposed residential homes will be an expansion of the existing association of the Robyn's Glen community, and will include use of the amenities within both phases by all residents.9. Developer shall establish and maintain a forty (40) foot wide landscape buffer, two hundred and fifty (250) feet in length along a section of the northern boundary of the subject property, adjoining the property of S&S Investment Properties, LLC.

- 10. Except for the buffer established in Condition No. 9 and the area where the proposed wet detention pond is located, along the remainder of the northern boundary of the proposed development, Developer shall establish and maintain a landscape buffer a minimum of twenty (20) feet in width and consisting of a staggered, double row of Leyland cypress or other comparable evergreen trees. Such trees shall be a minimum height of 6 feet and planted a maximum of 8 feet on center.
- 11. The proximity of Piedmont Triad International Airport at which there are daytime and nighttime flights of aircraft, as well as the proximity of nearby properties on which there are business activities during late night and early morning hours, shall be disclosed to all purchasers of homes within the development as follows: as a part of the Developer's recorded declaration of covenants and restrictions, within any purchase contract between Developer and initial purchaser, and on any recorded plat of the subject property. Upon request, copies of these documents shall be made available and delivered to the City of Greensboro Planning Department.
- 12. A series of walking trails shall be established and maintained by the Developer in the area near the proposed detention pond, northeast of the tree save area.
- 13. The area west of the existing sanitary sewer easement, which is adjacent to NC Highway 68, shall remain undisturbed.
- 14. On second-floor bedrooms of all homes within two hundred (200) feet of the property's northern and eastern boundaries (not to be interpreted to include developer's adjoining commercial property to the east) and with building facades substantially oriented toward and directly abutting, i.e. not buffered by other buildings, the developer shall install windows with improved sound attenuating qualities, i.e. a minimum of 4 dB more sound blockage than standard windows.

LOCATION

Generally located west of **North Regional Road**, north of **Airport Center Drive** and south of **Caindale Drive**.

PARCEL ID NUMBER(S)

Multiple

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).

319 notices were mailed to those property owners in the mailing area.

TRACT SIZE ~34.84 Acres
TOPOGRAPHY Undulating
VEGETATION Residential landscaping

SITE DATA

Existing Use		Multi-family dwellings
Adjacent Zoning		Adjacent Land Uses
N	CD-LI (Conditional District-Light Industrial) and BP (Business Park)	Time Warner Cable offices and warehouse, and a vacant warehouse
E	BP (Business Park) and CD-C-M (Conditional District-Commercial-Medium)	Offices and a warehouse
W	BP (Business Park)	NC Highway 68 right-of-way and an undeveloped parcel
S	BP (Business Park)	Offices

Zoning History

Case #	Date	Request Summary
3521	01/16/2007	The northern portion of the subject site was rezoned from LI (Light Industrial) to CD-RM-8 (Conditional District-Residential Multi Family)
3422	02/07/2006	The southern portion of the subject site was rezoned from BP (Business Park) to CD-RM-12 (Conditional District-Residential Multi Family)

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (CD-RM-12)	Existing (CD-RM-8)	Requested (CD-RM-12)
Max. Density:	12 dwelling units per acre	8 dwelling units per acre	12 dwelling units per acre
Typical Uses	Primarily intended to accommodate multi-family and similar residential uses.	Primarily intended to accommodate duplexes, twin homes, townhouses, cluster housing, and similar residential uses.	Primarily intended to accommodate multi-family and similar residential uses.

**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

Partially within the NC 68 Scenic Corridor Overlay District

Environmental/Soils

Water Supply Watershed Site drains to Greensboro Watersupply Watershed, Brush Creek Watershed

Floodplains Onsite

Streams 100ft stream buffer required for High Density developments. First 30ft undisturbed, next 20ft vegetated, next 50ft NO BUA allowed

Other: Approved TRC plans on file, 2006-745 Pasquinelli's Robyn's Glen & 2007-0698 Robyn's Glen Section II. Any modification to site may require plan resubmittal through TRC.

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

There is an approved TRC Landscape Plan on file for this property. The applicant shall follow the approved plan or resubmit a proposal back to TRC for review.

Tree Preservation Requirements

Acreage	Requirements
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34.84 ac.	There is an approved TRC Tree Conservation Plan on file for this property. The applicant shall follow the approved plan or resubmit a proposal back to TRC for review.
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Transportation

Street Classification: N. Regional Road – Collector Street.

Site Access: Existing. Access for this site has been established and no additional access shall be approved by GDOT.

Traffic Counts: N. Regional Road ADT = 9,029 (2007).

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 existing sidewalk along the frontage of this property. Any substandard or damaged sidewalk shall be replaced at the time of construction.
Transit in Vicinity:	No.
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-12** (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 designates this location as Mixed Use Corporate Park. The requested **CD-RM-12** (Conditional District-Residential Multi Family) zoning designation 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

Mixed Use Corporate Park: This designation is intended for large tracts of undeveloped land near the City's fringe that are appropriate for well planned, larger scale business/employment parks with supporting uses such as retail, hotels, and residential. Primary uses such as office, flex office, technology research and development, light manufacturing, distribution, and assembly are strongly encouraged to be developed prior to or in conjunction with any supportive uses. The primary uses should be developed in a campus-like or "corporate park" setting with generous, linked open space to maximize value and to promote visual quality and compatibility with the surrounding area. Pedestrian-friendly features such as buildings placed near the street, sidewalks, and trails leading to nearby uses such as retail and housing should be encouraged.

CONFORMITY WITH OTHER PLANS

City Plans – N/A

Other Plans

Airport Area Plan

Staff/Agency Comments

Community Development

No additional comments.

Planning

The subject site currently consists of multi-family dwellings and a few undeveloped parcels. The immediate vicinity includes corporate offices and warehouses. In close proximity is the PTI airport and its associated ancillary and support services.

The southern and the northern portions of the subject site were rezoned separately in 2006 and 2007 respectively for multi-family developments. The applicant requested for and the City Council approved 2 conditions among others to the effect that there shall be no trash compactor and no dumpster located on the property other than for the purpose of collection and removing of construction debris and also, the community will be serviced by a private waste hauler. These conditions were necessitated by the then City policy in place (2008) which required a centrally located dumpster to provide garbage pick-up service in multi-family developments as against individual roll-out carts, which was the preference of the applicant.

The City's policy has changed since then, and in order for the City to service this development with garbage collection services, the zoning conditions which limited garbage collection to a private waste hauler and also prohibited trash compactors and dumpsters in the subdivision will have to be amended or eliminated entirely.

Staff believes that this request is compatible with the surrounding uses and approving this request will help promote a diverse mix of uses, and densities in the general area without impacting the overall mix of uses found in this vicinity. It will also help 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.

STAFF RECOMMENDATION

Staff recommends **approval** of the requested **CD-RM-12** (Conditional District-Residential Multi Family) zoning district.