



Z-11-11-003

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

Zoning Commission Hearing Date: November 14, 2011

GENERAL INFORMATION

APPLICANT Mauro J. Ruggier for self and Joseph Ruggier

HEARING TYPE Rezoning

REQUEST **R-3** (Residential-Single Family) to
CD-RM-8 (Conditional District-Residential Multi Family)

CONDITIONS 1. Uses: Limited to one twin home dwelling.

LOCATION **808 Dolley Madison Road**, generally described as north of West Friendly Avenue, south of Foxwood Drive and west of Dolley Madison Road

PARCEL ID NUMBER(S) **7835827896**

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

TRACT SIZE ~0.28 Acres

TOPOGRAPHY Generally flat

VEGETATION Residential landscaping

SITE DATA

| | |
|--------------------------------------|---------------------------|
| Existing Use | Undeveloped |
| Adjacent Zoning | Adjacent Land Uses |
| N R-3 (Residential-Single Family) | Single-family dwelling |
| E O (Office) | Child day care center |
| W CD-O (Conditional District-Office) | Multi-family dwellings |
| S R-3 (Residential-Single Family) | Single-family dwelling |

Zoning History

| | | |
|--------|------|-----------------|
| Case # | Date | Request Summary |
|--------|------|-----------------|

This property has been zoned R-3 (Residential-Single Family) since July 1, 2010. Prior to the implementation of the Land Development Ordinance (LDO), it was zoned RS-12 (Residential-Single Family).

ZONING DISTRICT STANDARDS

District Summary *

| | | |
|------------------------------|---|---|
| Zoning District Designation: | Existing (R-3) | Requested (CD-RM-8) |
| Max. Density: | 3 dwelling units per acre | 8 dwelling units per acre |
| Typical Uses | Primarily intended to accommodate low density single-family detached residential development. | Primarily intended to accommodate duplexes, twin homes, townhouses, cluster housing, 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

West Friendly Avenue Visual Corridor Overlay district.

Environmental/Soils

Water Supply Watershed Site drains to Greensboro Watersupply Watershed, Horsepen Creek basin

Floodplains N/A

Streams N/A

Other: Site must meet watershed requires. For High Density development, max BUA is 70% and will require a BMP. If Low Density development (<24% BUA) is proposed, a scoresheet is required to show that site meets watershed requirements

Utilities

Potable Water Available

Waste Water Available

Airport Noise Cone

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

Landscaping Requirements

Not Applicable

**Tree Preservation Requirements
Acreage**

Requirements

.28 ac. Not applicable

Transportation

| | |
|-----------------------|--|
| Street Classification | Dolley Madison Road – Local Street. |
| Site Access | All access(s) must be designed and constructed to the City of Greensboro standards. |
| Traffic Counts | Dolley Madison ADT = 278 (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 no sidewalk along the frontage of this property nor are there any plans for the City to build sidewalk in this area. |
| Transit in Vicinity | Yes, GTA Route 7 on Friendly Avenue. |
| Traffic Impact Study | No TIS required per TIS Ordinance. |
| Street Connectivity | N/A. |
| Other | N/A. |

IMPACT ANALYSIS

Land Use Compatibility

The proposed **CD-RM-8** (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 **Low Residential** (3 to 5 dwelling units per gross acre). Based on adopted City Council policy, the requested **CD-RM-8** (Conditional District-Residential Multi Family) zoning district is generally consistent with this GFLUM designation since the site is less than one acre in size.

Connections 2025 Written Policies

Land Use Goal 4.1 (Growth Strategy): Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

Policy 4A – Remove present impediments to infill and investment in urban areas.

Housing & Neighborhoods Goal 6.0: 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 to 5 dwelling units per gross 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.

Mixed Use Commercial – This designation is intended to promote a mix of uses, of which various commercial uses remain predominant, but where residential, service, and other uses are complementary. Where applied to older highway corridors characterized by "strip" commercial uses, the intent is to encourage infill and redevelopment for a more diverse and attractive mix of uses over time. Examples include residential units over commercial uses or a wider array of economically viable uses to replace obsolete uses. Such areas also may represent opportunities for the introduction of substantial higher density and/or mixed-income housing, with negligible impacts on, or resistance from, nearby single-family neighborhoods. Ensuring that buildings are of the appropriate scale and intensity is critical, as is ensuring that sites are designed in a coordinated, as opposed to a lot-by-lot, manner. New "strip" commercial development is discouraged.

CONFORMITY WITH OTHER PLANS

City Plans – N/A

Other Plans – N/A

Staff/Agency Comments**Community Development**

Applicant is strongly encouraged to discuss this proposed rezoning and development with adjacent property owners.

Planning

The subject site is currently undeveloped and generally located north of West Friendly Avenue, south of Foxwood Drive and west of Dolley Madison Road. Adjoining the subject site to the north and south are single-family dwellings, to the west are multi-family dwellings and to the east is a child day care center. It is the intent of the applicant to develop the site as an infill project with a twin home dwelling (A building consisting of 2 single-family dwelling units, each dwelling unit occupying its own conventional lot and conveyed by deed in fee simple, connected along a common wall with no interior circulation between the 2).

It is staff's opinion that this request will encourage and promote mixed-income neighborhoods and also promote the diversification of new housing stock to meet the needs of all 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 believes 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.

STAFF RECOMMENDATION

Staff recommends **approval** of the requested **CD-RM-8** (Conditional District-Residential Multi Family) zoning district.