



Z-11-11-001  
**Planning & Community Development**  
**Zoning Staff Report and Plan Amendment Evaluation**

**Zoning Commission Hearing Date: November 14, 2011**

**GENERAL INFORMATION**

**APPLICANT** Elizabeth W. Moser

**HEARING TYPE** Rezoning

**REQUEST** R-5 (Residential-Single Family) to  
**CD-RM-18** (Conditional District- Residential Multi Family)

**CONDITIONS** 1. Applicant shall provide a Type "B" planting yard along the northern property line of the subject parcel.

**LOCATION** **3711-R1 Mosby Drive**, generally described as south of Mosby Drive, east of Boulevard Street and the terminus of Hatcher Place.

**PARCEL ID NUMBER(S)** **7843763514**

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

**TRACT SIZE** ~2.55 Acres

**TOPOGRAPHY** Slopes to the east

**VEGETATION** Heavily wooded

**SITE DATA**

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

**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-9 (Residential-Single Family)

**ZONING DISTRICT STANDARDS**

**District Summary \***

Zoning District Designation:	Existing <b>(R-5)</b>	Requested <b>(CD-RM-18)</b>
Max. Density:	5.0 dwelling units per acre	18.0 dwelling units per acre
Typical Uses	Primarily intended to accommodate low-density single-family detached residential developments.	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 Holden Road Visual Corridor Overlay district

**Environmental/Soils**

Water Supply Watershed	Site drains to South Buffalo Creek non-watershed
Floodplains	N/A
Streams	Perennial stream onsite. Perennial streams in non-water supply watershed require a 50 ft Jordan Lake buffer. See LDO for stream buffer disturbance guidelines.
Other:	If >1ac is disturbed & is High Density, site must meet Phase 2 requirements, water Quality & Quantity must be addressed.

**Utilities**

Potable Water	Available
Waste Water	Available

**Airport Noise Cone**

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

**Landscaping Requirements**

North property line: Type B Yard – avg. width 25'; 3 canopy trees per 100'; 5 understory trees per 100'; 25 shrubs per 100' per condition # 1 above.

East property line: NA

South Property line: NA except where adjoining 3810 and 3812 Overland Hts., there, Type C Yard – average width 15'; 2 canopy trees per 100', 3 understory trees per 100', 17 shrubs per 100'

**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**

2.55 ac.      5% of lot size

**Transportation**

Street Classification	Hatcher Place – Local Street, Mosby Drive – Local Street.
Site Access	All access(s) must 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 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 11A on Overland Heights.
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-18** (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 **High Residential** (over 12 dwelling units per gross acre). The requested **CD-RM-18** (Conditional District- Residential Multi Family) zoning district is generally consistent with this GFLUM designation.

**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**

**High Residential (over 12 dwelling units per gross acre)** – This category provides for high-density apartment dwellings, condominiums, life care, and similar housing types. Creating opportunities for this type of housing will become increasingly important to respond to demographic shifts and demand for affordable housing, and it is ideally suited near major activity and employment centers and in areas suitable for future transit service. Within this district, office buildings may also be accommodated.

**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 representatives of the Fairview Homes Neighborhood, within which the subject site is located.

**Planning**

The proposed CD-RM-18 (Conditional District-Residential Multi Family) zoning district would allow land uses that are compatible with the existing development and trend in the general area. The subject site is currently undeveloped and it is the applicant's intent to rezone and combine it with two other adjacent properties already zoned as RM-18 (Residential-Multi Family) and located south of the subject site. The subject property is designated as High Residential on the Generalized Future Land Use map and this is consistent with the requested RM-18 (Residential-Multi Family) zoning district.

The general area is developed with varying densities of single-family and multi-family developments. Approving this request will help promote a diverse mix of uses, housing types, and densities in the general neighborhood 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.

This request does implement measures to protect the immediate neighborhood from the potential negative impacts of development by way of committing to maintain a Type "B" planting yard (25 feet average width) along the northern property boundary, which is predominantly adjacent to single-family dwelling units.

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 generally compatible with the existing development and trend in the surrounding area.

**STAFF RECOMMENDATION**

Staff recommends **approval** of the requested **CD-RM-18** (Conditional District- Residential Multi Family) zoning district.