



Z-11-12-001
Planning & Community Development
Zoning Staff Report and Plan Amendment Evaluation

Zoning Commission Hearing Date: December 12, 2011

GENERAL INFORMATION

APPLICANT	Beacon Management for TLR Commercial, LLC
HEARING TYPE	Rezoning
REQUEST	R-3 (Residential-Single Family) to CD-RM-5 (Conditional District- Residential Multi Family).
CONDITIONS	<ol style="list-style-type: none">1. Property shall be developed in substantial accordance with the zoning illustration plan dated November, 2011 and submitted to the Planning and Community Development Department.2. Uses shall be limited to a maximum of 48 multi-family dwelling units.3. Building materials shall be not less than 50% brick, stone, masonry or Hardy-wood type materials.
LOCATION	419-799 Rocky Knoll Road , generally described as south of Rocky Knoll Road and west of Randleman Road.
PARCEL ID NUMBER(S)	7862069021
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). 168 notices were mailed to those property owners in the mailing area.
TRACT SIZE	~9.76 Acres
TOPOGRAPHY	Undulating with stream channels
VEGETATION	Heavily wooded

SITE DATA

Existing Use

Undeveloped

Adjacent Zoning

Adjacent Land Uses

N R-5 (Residential-Single Family) and R-3 (Residential-Single Family)

Single-family dwellings

E R-3 (Residential-Single Family)

Single-family dwellings and undeveloped property

W R-5 (Residential-Single Family)

Single-family dwellings

S R-3 (Residential-Single Family)

Single-family dwellings and undeveloped property

Zoning History

Case #	Date	Request Summary
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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-5)
Max. Density:	3.0 dwelling units per acre	5.0 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-N/A

Environmental/Soils

Water Supply Watershed Site drains to South Buffalo Creek.

Floodplains N/A

Streams Perennial streams are onsite. 50ft Jordan Buffers apply, see LDO Table 12-5 in Chapter 30-12-3.9 for allowances within stream buffer.

Other: If >1acre is disturbed, site must meet Phase 2 requirements, water quality will need to be addressed. All new Built Upon Area (BUA) must be treated by a State approved water quality device.

Utilities

Potable Water Available
 Waste Water Available

Airport Noise Cone

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

Landscaping Requirements

Property Line adjoining Rocky Knoll Rd.; Street Yard – minimum width 10’; 2 canopy trees per 100’, 17 shrubs per 100’

Portions of the East, West and South property lines that adjoin Single Family Dwellings; Type C Yard – average width 15’; 2 canopy trees per 100’, 3 understory trees per 100’, 17 shrubs per 100’

Portions of the East and South property lines that adjoin vacant, open land; 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:

Table 10-4: Location of Parking Lot Planting Areas		
Size of Parking Lot Planting Area (sq. ft.)	Number of Trees In Planting Area	Max. Distance from Parking Space (feet)
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

9.76 ac. 10% of lot size

Transportation

Street Classification	Rocky Knoll Road – Collector Street.
Site Access	All access(s) must be designed and constructed to the City of Greensboro standards.
Traffic Counts	
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 12A on W Vandalia Road and GTA route 12 on Randleman Road.
Traffic Impact Study (TIS)	No TIS 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 designates this location as **Low Residential (3 to 5 dwelling units per gross acre)**. The requested **CD-RM-5** (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 6A.4 – Implement measures to protect neighborhoods from potential negative impacts of development, redevelopment, and/or public projects that are inconsistent with the neighborhood's livability, architectural or historical character, and reinvestment potential.

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.

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 Shannon Woods Neighborhood, within which the subject site is located.

Planning

The proposed CD-RM-5 (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 the applicant proposes to rezone the 9.76-acre subject site to CD-RM-5 (Conditional District-Residential Multi Family) zoning designation to allow the development of the entire site for a multi-family development which will consist of a maximum of 48 multi-family dwelling units.

The subject property is designated as Low Residential (3-5 dwelling units per acre) on the Generalized Future Land Use map and this is consistent with the requested CD-RM-5 (Residential-Multi Family) zoning district given that this project as conditioned, will ultimately work out to a density of approximately 4.9 dwelling units per acre.

The general area is developed with varying densities and intensities of residential, office and commercial uses. 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 and affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

This request includes measures to protect the immediate neighborhood from the potential negative impacts of development by way of committing the proposal/project to a maximum of 48 dwelling units on the 9.76-acre parcel and also to use not less than 50% brick, stone, masonry or Hardy-wood type building materials. In addition, the applicant has also committed to developing the project in substantial conformance with the attached zoning illustration plan.

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-5** (Conditional District- Residential Multi Family) zoning district.