



Z-12-02-002

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

Zoning Commission Hearing Date: February 19, 2012

GENERAL INFORMATION

APPLICANT Melvin "Skip" Alston for Carolyn Tarpley

HEARING TYPE Rezoning

REQUEST **RM-18** (Residential-Multi Family) to
CD-RM-26 (Conditional District-Residential Multi Family)

CONDITIONS 1. Uses: Limited to 84 multi-family dwelling units.

LOCATION **1230 South Eugene Street**, generally described as the northwest corner of the intersection of South Eugene Street and West Whittington Street

PARCEL ID NUMBER(S) **7864512684**

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

TRACT SIZE ~4.68 Acres

TOPOGRAPHY Generally flat

VEGETATION Residential landscaping

SITE DATA

Existing Use	Multi-family dwellings
Adjacent Zoning	Adjacent Land Uses
N RM-12 (Residential-Multi Family)	Place of religious assembly
E C-M (Commercial-Medium)	Goodwill Industries of Greensboro
W R-5 (Residential-Single Family)	Single-family dwellings
S RM-12 (Residential-Multi Family)	Multi-family dwellings

Zoning History

Case #	Date	Request Summary
3821	09/12/2011	This property was rezoned from RM-12 (Residential-Multi Family) to RM-18 (Residential-Multi Family)
		This property has been zoned RM-12 (Residential-Multi Family) since July 1, 2010. Prior to the implementation of the Land Development Ordinance (LDO), it was zoned RM-12 (Residential-Multi Family).

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (RM-18)	Requested (CD-RM-26)
Max. Density:	18 dwelling units per acre	26 dwelling units per acre
Typical Uses	Primarily intended to accommodate multi-family 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 – N/A

Environmental/Soils

Water Supply Watershed	Site drains to South Buffalo creek
Floodplains	>2000 ft
Streams	N/A
Other:	>1ac disturbance, site must meet Phase 2 requirements

Utilities

Potable Water	Available
Waste Water	Available

Airport Noise Cone

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

Landscaping Requirements

S. Eugene St. & Whittington 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’

West Property Line: 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:

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

4.68 ac. Not Applicable

Requirements

Transportation

Street Classification: S. Eugene Street – Major Thoroughfare,
W. Whittington Street – Collector Street.

Site Access: All access(s) must be designed and constructed to the City of Greensboro standards.

Traffic Counts: S. Eugene Street ADT = 17,416 (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. Sidewalk is existing along the frontage of this property.

Transit in Vicinity: Yes, GTA routes 12 and 13.

Traffic Impact Study: No, not required per TIS Ordinance.
(TIS)

Street Connectivity: N/A.

Other: N/A.

IMPACT ANALYSIS

Land Use Compatibility

The proposed **CD-RM-26** (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 Residential**. The requested **CD-RM-26** (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 4C: Promote new patterns and intensities of use to increase economic competitiveness and enhance quality of life in urban areas.

Housing and Neighborhoods, Goal 6: 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

Mixed Use Residential: This designation applies to neighborhoods or districts where the predominant use is residential and where substantial, compatible local-serving nonresidential uses may be introduced. Such use mixes are typically found in older, in-town neighborhoods that accommodate "corner stores" and other local services, as well as in newly developed traditional neighborhood developments (TNDs). This district is also applied in areas suited to a diverse mix of housing types and densities. Ensuring that buildings are of the appropriate scale and intensity is critical.

CONFORMITY WITH OTHER PLANS

City Plans

South Elm-Eugene / Martin Luther King, Jr. Drive Reinvestment Area

Other Plans– N/A

Staff/Agency Comments

Community Development

Applicant is strongly encouraged to discuss this proposal with representatives of the Hampton Homes housing community, within which the subject site is located, and the adjacent Warnersville Neighborhood. Long term quality of life for residents of this multi-family site would be greatly enhanced by restoration of the several pedestrian access points that are currently obstructed by removing the sections of fencing across those points.

The subject site is located within the South Elm-Eugene / Martin Luther King, Jr. Drive Reinvestment Area designated in the Connections 2025 Comprehensive Plan. The subject site is also located within the area eligible for New Markets Tax Credits (federal), within the area eligible for Recovery Zone Bonds under the American Recovery and Reinvestment Act (federal), within the area eligible for Historically Under-utilized Business Tax Credits (federal), and within the area eligible for Urban Progress Zone tax credits (state).

Planning

As conditioned, the proposed **CD-RM-26** (Conditional District-Residential Multi Family) zoning district would allow land uses that are compatible with the existing development and trend in the general area. Currently existing on the site are older multi-family dwelling units. The applicant proposes to rezone the entire 4.68-acre subject site to CD-RM-26 (Conditional District-Residential Multi Family) zoning designation to allow the remodeling of the existing units and also the addition of a few more units up to a total maximum of 84 dwelling units.

This property was rezoned from RM-12 (Residential-Multi Family) to RM-18 (residential-Multi Family) in September of 2011 for the same purpose as stated above. However, based on the maximum allowable density calculations for the RM-18 zoning district and to ensure appropriate site layout and circulation, only **83 dwelling units** will be permitted on the site. The applicant will need to construct **84 dwelling units** in order for the site to conform to the engineering plans and site layout as proposed by the applicant, necessitating another rezoning to CD-RM-26 zoning district with a condition to limit the use of the site to a maximum of 84 dwelling units.

The general neighborhood is developed with varying densities and intensities of residential, commercial and institutional 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 and will also 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 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-26** (Conditional District- Residential Multi Family) zoning district.