



Z-12-02-005

Planning & Community Development  
Zoning Staff Report and Plan Amendment Evaluation

Zoning Commission Hearing Date: February 13, 2012

**GENERAL INFORMATION**

<b>APPLICANT</b>	Greater Kirkwood Community
<b>HEARING TYPE</b>	Overlay District Boundary
<b>REQUEST</b>	Establishment of the <b>Greater Kirkwood Community Neighborhood Conservation Overlay District</b> . Existing base zoning of R-5 (Residential -Single) and R-3 (Residential - Single) to remain unchanged
<b>CONDITIONS</b>	Refer to attached manual for development standards
<b>LOCATION</b>	North of <b>West Cornwallis Drive</b> , south of <b>Efland Drive</b> , east of <b>Battleground Avenue</b> and west of <b>Cleburne Street</b> .
<b>PARCEL ID NUMBER(S)</b>	<b>Multiple</b>
<b>PUBLIC NOTIFICATION</b>	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). <b>1047</b> notices were mailed to those property owners in the mailing area.
<b>TRACT SIZE</b>	~271.64 Acres
<b>TOPOGRAPHY</b>	Undulating
<b>VEGETATION</b>	Urban built environment

**SITE DATA**

<b>Existing Use</b>		Single-family dwellings
	<b>Adjacent Zoning</b>	<b>Adjacent Land Uses</b>
N	R-5 (Residential -Single) and R-3 (Residential -Single)	Single-family dwellings
E	R-3 (Residential -Single)	Single-family dwellings and undeveloped property
W	C-H (Commercial- High), LI (Light Industrial), C-M (Commercial-Medium), C-L (Commercial-Low), O (Offices) and R-3 (Residential-Single Family)	Commercial establishments and offices
S	C-M (Commercial-Medium), R-5 (Residential-Single Family) and O (Offices)	Single-family dwellings and Commercial establishments

**Zoning History**

Case #	Date	Request Summary
		These properties have been zoned R-3 (Residential-Single Family) and R-5 (Residential-Single Family) since July 1, 2010. Prior to the implementation of the Land Development Ordinance (LDO), they were zoned RS-12 (Residential-Single Family) and RS-9 (Residential-Single Family) respectively.

**ZONING DISTRICT STANDARDS**

**District Summary \***

Zoning District Designation:	Existing (R-3)	Existing (R-5)	Requested (R-3/R-5 with an overlay district)
Max. Density:	3 dwelling units per acre	5 dwelling units per acre	Refer to attached NCO manual
Typical Uses	Primarily intended to accommodate low density single-family detached residential development.	Primarily intended to accommodate low-density single-family detached residential developments.	Primarily intended to accommodate low density single-family detached residential development.

*\*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.*

**Overlay District Ordinance/Historic Preservation**

Proposed GKC-NCO (Greater Kirkwood Community Neighborhood Conservation Overlay District)

## **IMPACT ANALYSIS**

### **Land Use Compatibility**

The proposed **GKC-NCO (Greater Kirkwood Community Neighborhood Conservation Overlay) District** 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)** and **Moderate Residential (5 to 12 dwelling units per gross acre)**. The requested **GKC-NCO (Greater Kirkwood Community Neighborhood Conservation Overlay) District** is generally consistent with this GFLUM designation.

### **Connections 2025 Written Policies**

**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.

- Including protection against incompatible commercial encroachments into residential neighborhoods

**Man-made Environment Goal:** Preserve and enhance the character and visual quality of Greensboro's built environment, including historic resources, private developments, and public landscapes.

**Reinvestment/Infill Goal:** Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

**POLICY 5F.2:** Improve design standards for new development to enhance community appearance and sense of place (visual impacts on adjacent neighborhoods).

### **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.

**Moderate Residential (5-12 d.u./acre):** This category accommodates housing types ranging from small-lot, single-family detached and attached single-family dwellings such as townhomes to moderate density, low-rise apartment dwellings.

## **CONFORMITY WITH OTHER PLANS**

**City Plans – N/A**

**Other Plans– N/A**

**PLANNING BOARD COMMENTS**

The Planning Board held a public hearing at their January 18<sup>th</sup> meeting on the plan elements of this proposed NCO and voted unanimously to recommend support of the plan, though they did express some reservations regarding the tree preservation element and the level of difficulty it could present for building on some parcels.

**Staff/Agency Comments****Planning**

The NCO, Neighborhood Conservation Overlay district establishes regulations to enhance natural, economic, and architectural resources unique to specific areas of the city while protecting neighborhoods from incompatible development. The overlay district regulations are intended to:

- encourage development, redevelopment, and/or public projects that are consistent with a neighborhood's livability, architectural character, and reinvestment potential; and
- provide a means to modify zoning regulations and establish design standards for specific areas of the city while facilitating compatible development or redevelopment and protecting neighborhoods from incompatible development.

The planning process for the Neighborhood Conservation Overlay to date:

- The Greater Kirkwood Community requested an NCO planning process in December 2008
- The neighborhood's initial petition met the applicable petition thresholds (with 34% of property owners representing 40% of the total land area signing the initial petition) to officially begin the NCO planning process in June of 2009
- There were 5 general public meetings, each advertised by the City with postcards to all property owners and residents, and by the neighborhood itself. The meetings were held in Guilford Park Presbyterian Church.
  - June 4, 2009, to review the overall process and agree on defining neighborhood characteristics
  - October 15, 2009, to review and choose characteristics to include in the plan based on neighborhood comments and staff research
  - January 28, 2010, to review options for plan guidelines
  - October 14, 2010, for a final review of the plans guidelines; the long time lag between meetings was a result of the neighborhood decision to bring newly elected board members up to speed
  - April 14, 2011, to review the final plan draft, and begin the petition process
- The second petition from the neighborhood was turned in on October 14, 2011. Staff reviewed the submitted materials and determined the appropriate level of signatures had been secured to begin the public hearing process. Signatures supporting the established of the NCO district on the second petition represent 55% of the property owners within the proposed boundaries by number and 59% by land area.
- In addition to the above meetings, staff met numerous times with the steering committee, the neighborhood association board, and various property owners throughout the NCO process, and also received feedback through the online "Survey Monkey" and the City website.

The **GKC-NCO (Greater Kirkwood Community Neighborhood Conservation Overlay) District** manual is attached. It can also be found online at <http://www.greensboro-nc.gov/index.aspx?page=1786>

**STAFF RECOMMENDATION**

Staff recommends approval of the requested **Greater Kirkwood Neighborhood Conservation Overlay District** boundary as shown on the attached map.