



Z-12-03-003

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

Zoning Commission Hearing Date: March 12, 2012

GENERAL INFORMATION

APPLICANT	Dick Franks for Koury Corporation
HEARING TYPE	Rezoning
REQUEST	RM-12 (Residential-Multi Family) to RM-18 (Residential-Multi Family)
CONDITIONS	None
LOCATION	Generally located north of Farmington Drive and west of South Holden Road .
PARCEL ID NUMBER(S)	7843628559, 7843722622, 7843727815 and 7843820282
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). 45 notices were mailed to those property owners in the mailing area.
TRACT SIZE	~49.07 Acres
TOPOGRAPHY	Generally flat with minimal slopes
VEGETATION	Residential landscaping

SITE DATA

Existing Use	Multi-family dwellings
Adjacent Zoning	Adjacent Land Uses
N RM-12 (Residential-Multi Family) and C-M (Commercial-Medium)	Mobile home park, multi-family dwellings units, Single-family dwellings, strip shopping center, and a place of religious assembly
E PI (Public and Institutional) and R-3 (Residential Single Family)	Smith High School and Single-family dwellings
W CD-CH (Conditional District-Commercial-High)	Retail shopping plaza
S BP (Business Park)	State Employees Credit Union and vacant wooded properties

Zoning History

Case #	Date	Request Summary
		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-12)	Requested (RM-18)
Max. Density:	12 dwelling units per acre	18 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

Partially within the Holden Road Visual Corridor Overlay District

Environmental/Soils

Water Supply Watershed	Site drains to South Buffalo Creek
Floodplains	N/A
Streams	Streams are located on property. A 50ft stream buffer is required. Stormwater recommends no buffer disturbance due to Jordan Lake Buffer Rules.
Other:	>1ac disturbance is proposed, site must meet Phase 2 requirements. If <1ac and new BUA is proposed, site must detain on-site due to draining to the Twin Lakes basin.

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 until such time as a development plan is submitted to TRC.

Tree Preservation Requirements

Acreage

Requirements

49.07 ac. Not applicable until such time as a development plan is submitted to TRC.

Transportation

Street Classification: Farmington Drive – Collector Street; Holden Road – Major Thoroughfare

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

Traffic Counts: Farmington Drive ADT (at Holden Rd) = 3,476 (2011, GDOT)
Holden Road ADT = 12,287 (2011, GDOT).

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 existing sidewalk along the Holden Road frontage of this property.

Transit in Vicinity: Yes, GTA routes 11 and 11A on Farmington Drive.

Traffic Impact Study: No TIS required per TIS Ordinance.
(TIS)

Street Connectivity: N/A.

Other: N/A.

IMPACT ANALYSIS

Land Use Compatibility

The proposed **RM-18** (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 Corporate Park**. The requested **RM-18** (Residential-Multi Family) zoning district is generally consistent with this GFLUM designation, since there are no proposed changes to existing uses or structures.

Connections 2025 Written Policies

Reinvestment/Infill Goal: 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 and Neighborhoods Goal: 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 6B: Implement an expanded program to maintain the City's housing stock, eliminate substandard housing, and meet needs for affordable housing.

Connections 2025 Map Policies

Mixed Use Corporate Park – This designation is intended for large tracts of undeveloped land near the City's fringe that are appropriate for well planned, larger scale business/employment parks with supporting uses such as retail, hotels, and residential. Primary uses such as office, flex office, technology research and development, light manufacturing, distribution, and assembly are strongly encouraged to be developed prior to or in conjunction with any supportive uses. The primary uses should be developed in a campus-like or "corporate park" setting with generous, linked open space to maximize value and to promote visual quality and compatibility with the surrounding area. Pedestrian-friendly features such as buildings placed near the street, sidewalks, and trails leading to nearby uses such as retail and housing should be encouraged.

CONFORMITY WITH OTHER PLANS

City Plans – N/A

Other Plans– N/A

Staff/Agency Comments

Community Development

No additional comments.

Planning

As requested, the proposed RM-18 (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 607 multi-family dwelling units. Tax records indicate the phasing of the multi-family construction began in 1972, continued in 1984 and was completed in 1992.

The applicant proposes to rezone the entire 49.07 acre subject site from RM-12 to RM-18 (Residential-Multi Family) zoning designation to bring the site into compliance with the density requirements of the Land Development Ordinance. The 607 multi-family units currently on the site exceeds the maximum (585 units) allowed by the RM-12 zoning district for this site.

Section 30-2-4.2(B) of the Land Development Ordinance provides that "Except when located in a floodway, residential buildings in multi-family developments with a density that is no more than 10% above the maximum density allowed in the subject zoning district may be rebuilt. Buildings may be rebuilt using the same footprint, or at another location approved by the Technical Review Committee; but the gross floor area may not be increased."

Based on this provision, the applicant could rebuild the existing 607 units with the same gross floor area if they get damaged by causes beyond the control of the owner.

The applicant however preferred to rezone the entire site to the RM-18 zoning district which will bring the site in compliance with the density requirements of the Land Development Ordinance.

The general neighborhood is developed with varying densities and intensities of residential, commercial, office 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. The area as developed will support moderate and high density residential units.

Staff believes that this request is consistent with the intent and purpose of the zoning code, the Comprehensive Plan (Connections 2025) and is generally compatible with the existing development and trend in the surrounding area.

STAFF RECOMMENDATION

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