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

**Zoning Commission Hearing Date: April 9, 2012**

**GENERAL INFORMATION**

**APPLICANT** Bridgeland Development, LLC for Pope Family Trust et al.

**HEARING TYPE** Rezoning

**REQUEST** **R-3** (Residential-Single Family) to  
**CD-RM-18** (Conditional District-Residential Multi Family)

**CONDITIONS**

1. Uses: Limited to a maximum of 94 multi-family dwelling units.
2. Building height shall be limited to a maximum of 4 stories above grade.

**LOCATION** **2823 Randleman Road**, generally described as east of Randleman Road and north of Apple Ridge Court.

**PARCEL ID NUMBER(S)** **7862268992**

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

**TRACT SIZE** ~5.37 Acres

**TOPOGRAPHY** Slopes to the north

**VEGETATION** Residential landscaping with mature trees

**SITE DATA**

<b>Existing Use</b>		Single-family dwelling unit
	<b>Adjacent Zoning</b>	<b>Adjacent Land Uses</b>
N	R-3 (Residential-single Family)	Single-family dwelling
E	R-3 (Residential-single Family)	Undeveloped parcel with a stream channel
W	CD-C-M (Conditional District-Commercial Medium)	Shopping Center
S	PUD (Planned Unit Development)	Single-family dwellings

**Zoning History**

Case #	Date	Request Summary
		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 <b>(R-3)</b>	Requested <b>(CD-RM-18)</b>
Max. Density:	3.0 dwelling units per acre or less.	18.0 dwelling units per acre or less.
Typical Uses	Primarily intended to accommodate low density single-family detached residential development.	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 - Site drains to South Buffalo Creek, non-watersupply watershed Watershed

Floodplains Floodplain is located on-site. A Floodplain Development Permit is required for ANY disturbance within the floodplain/SFHA area.

Streams Perennial streams in non-watershed areas require 50ft buffer each side measured from top of bank. Please show and label location of wetlands, if any, on plan and contact state/corps for appropriate permits if wetland disturbance or stream crossing/disturbance is proposed. Add the following note to the plans: "All the necessary approvals have been/will be obtained from the state/corps for any wetland disturbance and stream crossing/disturbance".

Jordan Buffer Rules apply for utility connections across a stream. See the Land Development Ordinance (LDO) Chp.30-12-3.9, Table 12-5 for activities & structures allowed in stream buffers Zone 1 & Zone 2. See attached chart for activities. A 'No Practical Alternative' letter will need to be submitted Stormwater for approval for any disturbance that is considered 'Allowable with Restrictions'. *We recommend that it is assumed that the entire 50ft buffer is to be undisturbed since very few uses are allowed according to State requirements.*

Other: If >1acre is to be disturbed, site must meet Phase 2 requirements. Quantity & Quality must be addressed

**Utilities**

Potable Water Water Resources is not able to support this request until field investigations to confirm adequate capacity are completed.

Waste Water

**Airport Noise Cone**

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

**Landscaping Requirements**

Randleman Rd. - Street Yard – minimum width 10’; 2 canopy trees per 100’, 17 shrubs per 100’

Green Crest Ct.- Street Yard – minimum width 10’; 2 canopy trees per 100’, 17 shrubs per 100’ on both sides.

South property Line – Required Type C Planting yard, However, the developer has requested a Type II Modification from the Building Setback requirements and will be required to plant a Type B Yard – average width 25’; 3 canopy trees per 100’, 5 understory trees per 100’, 25 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’

East property Line – Vacant 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:

<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**

5.73 ac.

10% of lot size

**Transportation**

Street Classification: Randleman Road – Major Thoroughfare; Green Crest Court – Local street

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

Traffic Counts: Randleman Road ADT = 17,043 (GDOT, 2009)

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 does not exist along the frontage of this property.

Transit in Vicinity: Yes, GTA route 12 on Randleman Road.

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

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 incompatible with the general character of the area.

**Connections 2025 Comprehensive Plan Policies**

The Generalized Future Land Use Map designates this location as Mixed use Commercial. As submitted, the density, scale, and massing of the proposed development associated with the requested **CD-RM-18** (Conditional District-Residential Multi Family) zoning district would

be generally inconsistent with this GFLUM designation and could result in significant impacts on nearby single-family neighborhoods, if approved.

### **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 6A:** Implement a comprehensive neighborhood conservation and improvement program.

### **Connections 2025 Map Policies**

**Mixed Use Commercial** – This designation is intended to promote a mix of uses, of which various commercial uses remain predominant, but where residential, service, and other uses are complementary. Where applied to older highway corridors characterized by “strip” commercial uses, the intent is to encourage infill and redevelopment for a more diverse and attractive mix of uses over time. Examples include residential units over commercial uses or a wider array of economically viable uses to replace obsolete uses. Such areas also may represent opportunities for the introduction of substantial higher density and/or mixed-income housing, with negligible impacts on, or resistance from, nearby single-family neighborhoods. Ensuring that buildings are of the appropriate scale and intensity is critical, as is ensuring that sites are designed in a coordinated, as opposed to a lot-by-lot, manner. New “strip” commercial development is discouraged.

## **CONFORMITY WITH OTHER PLANS**

### **City Plans**

#### **Consolidated Plan 2010-2014: Plan for a Resilient Community**

#### **Principle 2 – Promote Equitable, Affordable Housing:**

**Goal D** – Create healthier homes and neighborhoods with fewer physical, environmental and social hazards, through an emphasis on prevention measures.

#### **Principle 6 - Value Communities and Neighborhoods:**

**Goal A** – Promote coordinated transportation and land use decisions for broader livability throughout Greensboro.

**Goal E** – Work at the neighborhood level to reconnect neighborhoods to jobs and services, promote "Desirable Infill Development" and redevelop major corridors to strengthen adjacent neighborhoods.

### **Other Plans– N/A**

## **Staff/Agency Comments**

### **Community Development**

As submitted, the proposed development for this site consists of a single 4-story multi-family residential structure, which would extend nearly the entire length of the site. This structure would tower over the adjacent existing single family residential development located just to the south of this site, and significantly impact the quality of life for residents thereof.

Applicant is strongly encouraged to discuss this proposed rezoning and development with representatives of the adjacent Greenhaven neighborhood to the west, the adjacent Greencrest Neighborhood to the south, and the nearby Woodlea Acres neighborhood to the east, as well as all adjacent property owners.

The subject site is located within the Randleman Road Reinvestment Corridor, as designated by the Connections 2025 Comprehensive Plan.

The subject site is located within the boundaries of the area eligible for Urban Development Investment Incentives (local).

### **Planning**

The subject site is generally located east of Randleman Road and north of Apple Ridge Court. The subject site currently consists of a single-family dwelling fronting Randleman Road and an undeveloped wooded portion to the back.

The immediate vicinity is generally developed with varying densities and intensities of residential and commercial uses. Specifically, to the north is a single-family dwelling, to the east is an undeveloped parcel, to the west is a shopping center and to the south are single-family dwellings.

Per conditions attached to this rezoning request, the applicant is proposing to redevelop the entire site as an infill project with a maximum of 94 multi-family dwelling units at a maximum height of 4 stories above grade. Staff has significant concerns about compatibility of the proposed request with the surrounding area given the size and topography of the proposed site.

While the Comprehensive Plan calls for the need to promote new forms of compact development and the promotion of mixed-income neighborhoods, it also speaks to the need to 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.

The Mixed Use Commercial Generalized Future Land Use designation is intended to promote a mix of uses, of which various commercial uses remain predominant, but where residential, service, and other uses are complementary. Where applied to older highway corridors characterized by "strip" commercial uses such as Randleman Road, the intent is to encourage infill and redevelopment for a more diverse and attractive mix of uses over time. In such areas it also encourages opportunities for the introduction of substantial higher density and/or mixed-income housing but with **negligible impacts** on, or resistance from, **nearby single-family neighborhoods**. Also ensuring that buildings are of the appropriate scale and intensity is critical, as is ensuring that sites are designed in a coordinated, as opposed to a lot-by-lot, manner proposed by this request.

This request is inconsistent with the intent and purpose of the Zoning Code and the Comprehensive Plan (Connections 2025). It is also is not compatible with the existing development in the surrounding area. The proposed request will bring significant negative impacts to the surrounding neighborhood especially with the scale and massing of the proposed project. The subject site is on a relatively higher elevation than the surrounding developments and approving a 4-story development will be out of harmony with the surrounding single-family developments.

Approving this request will negatively impact the diverse mix of uses, and densities in the general area and a coordinated site design with the other two properties north of the subject site will better serve the intent and purpose of the Zoning Ordinance as opposed to the lot-by-lot manner being proposed by this request.

**STAFF RECOMMENDATION**

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