



**Z-12-07-004**  
**Planning & Community Development**  
**Zoning Staff Report and Plan Amendment Evaluation**

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

**GENERAL INFORMATION**

**APPLICANT** Wanda Hobson for MTM Property LLC.

**HEARING TYPE** Rezoning

**REQUEST** **R-5** (Residential-Single Family) to  
**CD-RM-8** (Conditional District- Residential-Multi Family)

**CONDITIONS** 1. Uses: Limited to a child day care center or a single-family dwelling.

**LOCATION** **2907 Holmes Road**, generally described as south of East Cone Boulevard and west of Holmes Road.

**PARCEL ID NUMBER(S)** **7876403814**

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

**TRACT SIZE** ~0.31 Acres

**TOPOGRAPHY** Slopes to the west

**VEGETATION** Residential landscaping with a few trees.

**SITE DATA**

<b>Existing Use</b>	Single-family dwelling	
	<b>Adjacent Zoning</b>	<b>Adjacent Land Uses</b>
N	R-5 (Residential-Single Family)	East Cone Boulevard ROW
E	R-5 (Residential-Single Family)	Single-family dwelling
W	R-5 (Residential-Single Family)	Single-family dwelling
S	R-5 (Residential-Single Family)	Single-family dwelling

**Zoning History**

Case #	Date	Request Summary
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This property has been zoned R-5 (Residential-Single Family) since July 1, 2010. Prior to the implementation of the Land Development Ordinance (LDO), it was zoned RS-7 (Residential-Single Family).

**ZONING DISTRICT STANDARDS**

**District Summary \***

Zoning District Designation:	Existing <b>(R-5)</b>	Requested <b>(CD-RM-8)</b>
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Max. Density: 5.0 dwelling units per acre or less. 8.0 dwelling units per acre or less.

Typical Uses	Primarily intended to accommodate low-density single-family detached residential developments.	Primarily intended to accommodate duplexes, twin homes, townhouses, cluster housing, and similar residential uses.
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\*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**

The subject site is located within the Cone Boulevard Visual Corridor Overlay Zone, which prohibits the establishment of new Outdoor Advertising Signs (billboards).

**Environmental/Soils**

Water Supply - Watershed     Site drains to North Buffalo Creek, non-watersupply watershed

Floodplains                     N/A

Streams                            N/A

Other:                                Plan must be submitted by August 10, 2012 and approved by December 31,2012 or site must meet current Jordan Lake requirements.

**Utilities (Availability and Capacity)**

Potable Water                    Water is available and capacity appears to be adequate for this zoning request.

Waste Water                      Sewer is available and capacity appears to be adequate for this zoning request.

**Airport Overlay District**

The subject property is not located within the Airport Overlay District.

**Landscaping Requirements**

N/A – SF

Day Care:

On lots of record that existed prior to July 1, 1992 that are less than 55,000 square feet in area, no development is required to landscape more than 15% of the site.

Cone Blvd. and Holmes Rd. - Street Yard – minimum width 10’; 2 canopy trees per 100’, 17 shrubs per 100’

South property line - Type B Yard – average width 25’; 3 canopy trees per 100’, 5 understory trees per 100’, 25 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:

<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**

0.31 ac

**Requirements**

1% of lot size for Day Care; NA for SF

**Transportation**

Street Classification: Cone Boulevard – Major Thoroughfare.  
Holmes Road – Local street.

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

Traffic Counts: Cone Boulevard ADT = 20,448 (GDOT, 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 does exist along the Cone Boulevard frontage of this property.

Transit in Vicinity: Yes, GTA Route 6 (Summit Ave); and Route 15 (Yanceyville St / Brightwood School Rd) are adjacent to the subject site, Cone Boulevard.

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

Street Connectivity: N/A.

Other: N/A.

**IMPACT/POLICY ANALYSIS**

**Land Use Compatibility**

The proposed **CD-RM-8** (Conditional District- Residential-Multi Family) zoning, as conditioned, 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 (3-5 d.u./acre)**. The requested **CD-RM-8** (Conditional District- Residential-Multi Family) zoning district is generally inconsistent with this GFLUM designation, however per City Council adopted policy, a GFLUM amendment is not required for a rezoning request of less than 1.0 acre in size.

**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.

**Economic Development, Goal 7:** Promote a healthy, diversified economy with a strong tax base and opportunities for employment, entrepreneurship and for-profit and non-profit economic development for all segments of the community, including under-served areas such as East Greensboro.

**Policy 7C:** Ensure that city land use policies and regulations allow for an adequate supply of land to accommodate economic development.

### **Connections 2025 Map Policies**

**Low Residential (3-5 d.u./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**

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

**Principle 2)** Promote Equitable, Affordable Housing:

**Goal B)** Increase housing affordability through a combination of housing assistance and reduction in overall housing related costs through efficiency factors such as: proximity to jobs, transportation, or services; energy efficiency and resource conservation standards; or reduction in housing access barriers.

**Principle 4)** Support Existing Communities:

**Goal F)** Promote neighborhood and economic development by fulfilling target area commitments and creating a process for identifying new opportunities for neighborhood revitalization and planning.

**Principle 6)** Value Communities and Neighborhoods:

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

**Goal B)** Facilitate economic development and neighborhood vitality in targeted neighborhoods.

### **Community Development**

Applicant is strongly encouraged to discuss this proposed rezoning with adjacent property owners and representatives of the White Oak neighborhood, within which the subject site is located.

## **STAFF ANALYSIS AND RECOMMENDATION**

### **Staff Analysis**

The subject parcel, which currently consists of a single-family dwelling, is adjoined on all four sides by R-5 (Residential-Single Family) zoning district. Uses in the immediate area include single-family dwellings to the west, east and south, and multi-family dwellings and a place of religious assembly to the north.

The applicant intends to reuse the existing building as a child day care center. This rezoning request is consistent with the intent and purpose of the zoning code. Approving this request will help provide a use often found in or near residential areas without impacting the overall mix of uses found in this vicinity nor will it negatively impact the adjacent residential uses. It will also promote a healthy, diversified economy with a strong tax base and opportunities for employment and entrepreneurship while at the same time promoting sound investment in Greensboro's urban areas.

Staff finds this rezoning request consistent with the applicable provisions of the Comprehensive Plan, the Zoning Ordinance and the development pattern of the surrounding area.

**Staff Recommendation**

Staff recommends **approval** of the requested **CD-RM-8** (Conditional District- Residential-Multi Family) zoning district.