



Z-12-12-008
Planning & Community Development
Zoning Staff Report and Plan Amendment Evaluation

Zoning Commission Hearing Date: December 10, 2012

GENERAL INFORMATION

APPLICANT	Francis X. Forde, Jr. for Winstead Warehousing, LLC.
HEARING TYPE	Rezoning
REQUEST	CD-RM-26 (Conditional District-Residential Multifamily) to CD-RM-26 (Conditional District-Residential Multifamily).
CONDITIONS	<ol style="list-style-type: none">1. Uses: Condominiums intended for sale. Not to exceed 128. <u>A maximum of 120 multi-family dwelling units.</u>2. Building materials shall not be less than 75% brick.3. Access is limited to one curb cut on W. Wendover Avenue.4. Along the western property line, a 30-foot wide planting yard shall be provided. The planting yard shall contain a staggered double row of evergreen understory trees (e.g., Leyland cypress trees). The trees shall be planted along the top of the slope, be not more than ten feet on center and have a height of not less than five feet at the time of planting.5. All buildings shall be limited to not more than three stories in height, except that building 'D' as shown on the site plan attached hereto may be up to four stories. <p style="text-align: center;"><small>(<i>strikethrough denotes deleted condition, bold and underline denotes added conditions</i>)</small></p>
LOCATION	1500 Brandonshire Court , generally described as south of West Wendover Avenue and east of Brewster Drive.
PARCEL ID NUMBER(S)	Multiple
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). 74 notices were mailed to those property owners in the mailing area.
TRACT SIZE	~6.11 Acres

TOPOGRAPHY Slopes to the east and north

VEGETATION Residential landscaping

SITE DATA

Existing Use Multi-family dwellings

Adjacent Zoning **Adjacent Land Uses**

N County GO-M (General Office-Moderate Single-family dwelling Intensity).

E County GO-M (General Office-Moderate Single-family dwelling Intensity) and RS-40 (Residential-Single Family).

W County RS-40 (Residential-Single Family) Single-family dwellings

S County RS-40 (Residential-Single Family) Single-family dwellings

Zoning History

Case #	Date	Request Summary
3628	2/05/2008	<p>This property was rezoned by the City Council from CD-RM-18 to CD-RM-26 with the following conditions:</p> <ol style="list-style-type: none"> 1. Uses: Condominiums intended for sale. Not to exceed 128. 2. Building materials shall not be less than 75% brick. 3. Access is limited to one curb cut on W. Wendover Avenue. 4. Along the western property line, a 30-foot wide planting yard shall be provided. The planting yard shall contain a staggered double row of evergreen understory trees (e.g., Leyland cypress trees). The trees shall be planted along the top of the slope, be not more than ten feet on center and have a height of not less than five feet at the time of planting 5. All buildings shall be limited to not more than three stories in height, except that building 'D' as shown on the site plan attached hereto may be up to four stories.

- 3457 06/06/2006 Original zoning was established by the City Council from County CU-RM-18 to City CD-RM-18 with the following conditions:
1. Uses: Condominiums for sale.
 2. Exterior façade construction shall be substantially of brick material.
 3. Condominiums shall be limited to three stories.
 4. Limited to one curb cut on W. Wendover Avenue.
 5. Along the western property line a type “B” yard with type “A” plantings shall be required and utilizing the existing vegetation to maximum extent.

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (CD-RM-26)	Requested (CD-RM-26)
Max. Density:	26.0 units per acre or less.	26.0 units per acre or less.
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 Lower Randleman Watersupply Watershed, Bull Run Creek Watershed

Floodplains N/A

Streams N/A

Other: Approved TRC plan on file 2008-0407 Brandonshire Condo’s Revision and 2010-0069 Brandonshire Clubhouse.

Utilities (Availability and Capacity)

Potable Water Water is available with capacity in line with request

Waste Water Sewer is available with capacity in line with request

Airport Overlay District

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

Landscaping Requirements

This project has already been developed, inspected and approved under previous approvals from TRC. The landscaping requirements for this project have been met and are not affected by this request.

Tree Preservation Requirements

Acreage

Requirements

6.11 Ac. This project has already been developed, inspected and approved under previous approvals from TRC. The Tree Preservation requirements for this project have been met and are not affected by this request.

Transportation

- Street Classification: West Wendover Avenue – Major Thoroughfare.
Brandonshire Court – Private Street.
- Site Access: All access(s) must be designed and constructed to the City of Greensboro standards.
- Traffic Counts: W Wendover Avenue ADT = 37,941 (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 frontage of this property.
- Transit in Vicinity: Yes, GTA Route 1 (West Wendover Avenue), along West Wendover Avenue, is within 0.23 miles of the subject site.
- 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-26** (Conditional District-Residential Multifamily) 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 (GFLUM) designates this location as **High Residential (over 12 d.u./acre)**. The requested **CD-RM-26** (Conditional District-Residential Multifamily) zoning district is generally consistent with this GFLUM.

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.

Transportation, Goal 8: Develop and maintain a safe, efficient, and environmentally sound transportation system that provides convenient choices for accessing destinations throughout Greensboro and the Triad, including a range of well-integrated transit, pedestrian, and bicycle linkages.

Policy 8A - Maintain a roadway network that safely and efficiently accommodates vehicular traffic while supporting other community objectives defined in the Comprehensive Plan.

Connections 2025 Map Policies

High Residential (over 12 d.u./acre): This category provides for high-density apartment dwellings, condominiums, life care, and similar housing types. Creating opportunities for this type of housing will become increasingly important to respond to demographic shifts and demand for affordable housing, and it is ideally suited near major activity and employment centers and in areas suitable for future transit service. Within this district, office buildings may also be accommodated.

CONFORMITY WITH OTHER PLANS

City Plans

Consolidated Plan 2010-2014: Plan for a Resilient Community

Principle 1) Provide More Transportation Choices:

Goal A) Promote transportation and development patterns and types that contribute to decreased household transportation costs.

Principle 2) Promote Equitable, Affordable Housing:

Goal A) Increase opportunities for choices in housing location, unit type and level of accessibility.

Goal E) Decrease barriers to accessing housing and reduce/eliminate discrimination in housing choice.

Principle 4) Support Existing Communities:

Goal C) Provide development assistance and opportunities to revitalize and maintain character and quality of existing communities.

Principle 6) Value Communities and Neighborhoods:

Goal C) Promote Healthy Lifestyles and Complete, Livable Neighborhoods.

Community Development

Applicant is strongly encouraged to discuss this proposed rezoning with representatives of the Idle Acres Neighborhood, within which the subject site is located.

STAFF ANALYSIS AND RECOMMENDATION

Staff Analysis

The subject site was rezoned from CD-RM-18 to CD-RM-26 in February 2005 for a maximum of 128 condominiums. The applicant now intends to convert the condominiums to a maximum of 120 apartments, necessitating this rezoning request.

Given that this site is already built out, this request will not result in any additional impacts on surrounding properties. Approving this request will help promote a diverse mix of housing types, and densities in the general area which will 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.

It will also promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

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-26** (Conditional District-Residential Multifamily) zoning district.