



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

Zoning Commission Hearing Date: December 10, 2012

GENERAL INFORMATION

APPLICANT	Scott Wallace for Keystone Group, Inc.
HEARING TYPE	Rezoning
REQUEST	R-5 (Residential-Single Family) to PUD (Planned Unit Development)
CONDITIONS	<ol style="list-style-type: none">1. Uses: Limited to a maximum of 33 multi-family dwelling units.2. Building exterior shall be constructed of at least 65% brick.3. Building(s) shall not exceed three stories above average grade.
LOCATION	1200 West Vandalia Road , generally described as north of West Vandalia Road, west of Gar Place and south of Juliet Place.
PARCEL ID NUMBER(S)	7852571933
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). 57 notices were mailed to those property owners in the mailing area.
TRACT SIZE	1.64 Acres
TOPOGRAPHY	Generally flat
VEGETATION	Grass

SITE DATA

Existing Use

Undeveloped

Adjacent Zoning

Adjacent Land Uses

N	RM-8 (Residential-Multi Family)	Multi-family dwellings
E	RM-8 (Residential-Multi Family) & C-M (Commercial-Medium)	Assisted living facility and a car wash
W	R-5 (Residential-Single Family)	Single family dwelling
S	R-5 (Residential-Single Family)	Single family dwellings

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-9** (Residential-Single Family).

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (R-5)	Requested PUD
Max. Density:	5.0 units per acre or less.	N/A
Typical Uses	Primarily intended to accommodate low-density single-family detached residential developments.	Primarily intended to accommodate a diverse mix of uses including residential and non-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 subbasin Watershed

Floodplains N/A

Streams N/A

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

Utilities (Availability and Capacity)

Potable Water Water is available and capacity is in line with request

Waste Water Sewer is available and capacity is in line with request

Airport Overlay District

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

Landscaping Requirements

W. Vandalia Rd. - Street Yard – minimum width 10'; 2 canopy trees per 100', 17 shrubs per 100'

Gar Place - Street Yard – minimum width 10'; 2 canopy trees per 100', 17 shrubs per 100'

Juliet Place - Street Yard – minimum width 10'; 2 canopy trees per 100', 17 shrubs per 100'

Adjoining Single Family - Type C Yard – average width 15'; 2 canopy trees per 100', 3 understory trees per 100', 17 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:

Table 10–4: Location of Parking Lot Planting Areas		
Size of Parking Lot Planting Area (sq. ft.)	Number of Trees In Planting Area	Max. Distance from Parking Space (feet)
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
1.64 ac.	5% of lot size

Transportation

- Street Classification: West Vandalia Road – Major Thoroughfare.
Gar Place – Local Street.
Julie Place – Local Street.
- Site Access: All access(es) must be designed and constructed to the City of Greensboro standards.
- Traffic Counts: W Vandalia Road ADT = 10,000 (NCDOT, 2011).
- 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 W Vandalia Road frontage of this property.
- Transit in Vicinity: Yes, GTA Route 2 (Four Seasons Towne Centre) within 0.10 miles of the subject site, along Four Seasons Boulevard and GTA Route 12A (Southtown Connector) along W Vandalia Road adjacent to 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 **PUD** (Planned Unit Development) 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 **Low Residential (3-5 d.u./acre)**. The requested **PUD** (Planned Unit Development) zoning district is generally inconsistent with this GFLUM, however the applicant has concurrently submitted a request to amend the GFLUM designation on the subject site to **High Residential (over 12 d.u./acre)** which, if approved, would resolve this inconsistency.

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

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.

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.

Comprehensive Plan Amendment History

Case #	Date	Request Summary
n/a	n/a	n/a

Applicant Stated Reasons for Request

“Combine with adjacent Juliet Place apartment community and develop additional apartment building.”

Explain in detail the conditions that you think may warrant a Plan Amendment – Per Applicant and Application

“The property is located near a highly visible and traveled corridor with significant commercial and high residential uses adjacent to and in close proximity to subject property.”

COMPREHENSIVE POLICY PLAN ANALYSIS

Need for Proposed Change

The applicant proposes to construct a maximum of 33 dwelling units on the 1.64 acre subject site, yielding a gross density of over 20 du/ac. The subject site is currently designated as **Low Residential**, which is generally intended for residential development with a density of not greater than 5 du/ac. Changing the subject site’s future land use designation to **High Residential** (intended for residential development with density of 12 or more du/ac) would alleviate this inconsistency.

Effect of the proposed Change on the Need for City Services and Facilities (e.g. roadway level of service).

n/a

Implications, if any, the Amendment may have for Other Parts of the Plan

n/a

Unforeseen Circumstances or the Emergence of New Information (e.g. significant economic opportunity in Tier 2 or 3)

n/a

PLANNING BOARD COMMENTS

At their November 14th meeting, the Planning Board was asked to make comments on a requested change to the Generalized Future Land Use Map necessitated by this rezoning request. Currently the site is designated as Low Residential, which covers densities of 3 to 5 dwelling units per acre, and the requested change is to High Residential, which covers densities over 12 dwelling units per acre. The Planning Board commented that this change would be a reasonable broadening of the uses to the north and east, and that given the adjacent commercial uses and the sites proximity to the Freeman Mill Road overpass that this change was reasonable.

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 and development with owners of adjacent properties, and representatives of the adjacent Greentree Neighborhood, situated to the south.

STAFF ANALYSIS AND RECOMMENDATION

Staff Analysis

This 1.64-acre property is currently undeveloped and is adjoined to the north and northeast by multi-family dwellings, to the east by an assisted living facility and a car wash; and to the south and west by single-family dwellings.

The applicant intends to redevelop this site as an infill project with a maximum of 33 multi-family dwelling units (as conditioned).

This request is not contradictory to the intent and purpose of the zoning code and will be compatible with the development trend in the general area especially along Juliet Place and Gar Place. Also, the application of the Planned Unit Development requirements to this property will encourage innovative arrangement of buildings and open space to provide efficient, attractive, flexible, and environmentally sensitive design as well as a development functioning as a cohesive, unified project.

This proposal should not substantially impact adjacent developments and or neighborhoods, nor hinder or prevent the development of surrounding properties in accordance with the adopted plans and policies of the City. This proposed project will bring a diverse mix of uses, housing types, and densities in the general area without impacting the overall mix of uses. It will also help 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.

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

Staff Recommendation

Staff recommends **approval** of the requested **PUD** (Planned Unit Development) zoning district.

