



**Z-12-12-003**  
**Planning & Community Development**  
**Zoning Staff Report and Plan Amendment Evaluation**

**Zoning Commission Hearing Date: December 10, 2012**

**GENERAL INFORMATION**

**APPLICANT** Henry Isaacson for 7 CCC, LLC

**HEARING TYPE** Rezoning

**REQUEST** **CD-RM-5** (Conditional District-Residential Multi Family) to **CD-RM-5** (Conditional District-Residential Multi Family).

**CONDITIONS** 1. Uses: ~~Limited to a maximum 44 twin homes (22 buildings)~~ **Single-family detached homes and/or twin homes not to exceed 44 units.**  
*(strikethrough denotes deleted condition, bold and underline denotes added conditions)*

**LOCATION** 1934 Trospen Road, generally described as the west side of Trospen Road between Bedstone Drive and Oak Tree Road.

**PARCEL ID NUMBER(S)** **7858404829**

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

**TRACT SIZE** 17.11 Acres

**TOPOGRAPHY** Undulating

**VEGETATION** Heavily wooded

**SITE DATA**

<b>Existing Use</b>	Undeveloped
<b>Adjacent Zoning</b>	<b>Adjacent Land Uses</b>
N PNR (Parks & Natural Resource Areas)	Undeveloped
E County AG (Agricultural)	Undeveloped
W County AG (Agricultural)	Single Family Residences
S County CD-RS-12 (Conditional District-Residential Single-Family)	Single Family Residences

**Zoning History**

Case #	Date	Request Summary
3814	08/11/2011	Original zoning was established for this property by the City Council from County CD-RS-12 to City CD-RM-5 with the following conditions:

1. Limited to a maximum 44 twin homes (22 buildings)

**ZONING DISTRICT STANDARDS**

**District Summary \***

Zoning District Designation:	Existing <b>CD-RM-5</b>	Requested <b>CD-RM-5</b>
Max. Density:	5.0 units per acre or less.	5.0 units per acre or less.
Typical Uses	Primarily intended to accommodate duplexes, twin homes, townhouses, cluster housing, and similar residential uses.	Primarily intended to accommodate duplexes, twin homes, townhouses, cluster housing, 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 Greensboro Watersupply Watershed Tier 3, Lake Townsend Watershed

Floodplains N/A

Streams Perennial streams in watersupply watershed High Density development require a 100ft stream buffer measured from top of bank. Sheetflow must be achieved prior to entering Zone 2 of stream buffer. First 50ft is required for Jordan Stream Buffer.

Other: Tier 3 High Density development with sewer is 30%, Low Density is 12%. Site must meet current watershed requirements.

**Utilities (Availability and Capacity)**

Potable Water Water is available with capacity in line with request but must be extended per COG feasibility for 1934 Trosper Road (2010)

Sewer Sewer is available with capacity in line with request but must be extended per COG feasibility for 1934 Trosper Road (2010)

**Airport Overlay District**

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

**Landscaping Requirements (Applies to Multi-Family portion only)**

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

All Property Lines adjoining Vacant Land – NA

Property Lines 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:

<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 (Applies to Multi-Family portion only)**  
**Acreage Requirement**

17.11 ac 10% of lot size

**Transportation**

Street Classification: Trooper Road – Local Street

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

Traffic Counts: None Available.

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: No.

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-5** (Conditional District-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 (GFLUM) designates this location as **Interim Residential (generally at or above 3 dwelling units per acre)**. The requested **CD-RM-5** (Conditional District-Residential Multi Family) 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.

**Community Character, Goal 5.1 – Parks, Open Space, and Natural Resources:** Protect and restore Greensboro's irreplaceable scenic and natural resources: its system of parks and greenways, urban and woodland tree canopy, stream corridors and wetlands, and air and water quality.

**Policy 5B** - Expand regulatory and incentive provisions to protect natural resources.

**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.

**Community Facilities, Services, and Infrastructure, Goal 9:** Provide community facilities, services, and infrastructure in a cost-effective manner to meet citizens' needs, contribute to quality of life, and support desired land use patterns.

**Policy 9A** - Proactively target infrastructure (water/sewer) extensions to support desired land use patterns.

#### **Connections 2025 Map Policies**

**Interim Residential (generally at or above 3 dwelling units per acre):** Areas with a mix of all types of residential densities and uses (single family detached, single family attached and multi-family), with some limited local-serving non-residential uses (schools, churches, convenience services). It is assumed that most of the new housing developed in the Water Sewer Service Area would be connected to water and sewer.

### **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 A)** Provide planning services to Greensboro communities for redevelopment, neighborhood, corridor, and area plans.

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

**Goal F)** Eliminate the persistence of vacant housing, trash, and environmental hazards in neighborhoods – preserving quality and livability.

**Principle 7)** Recognize The Environment as a Critical Element of Community Sustainability:

**Goal A)** Promote more efficient land development patterns.

**Goal D)** Address the issue of environmental justice in the location of new facilities, new residential development, etc.

**Community Development**

Applicant is strongly encouraged to discuss this proposed rezoning and development with owners of adjacent properties.

**STAFF ANALYSIS AND RECOMMENDATION**

**Staff Analysis**

This 17.11-acre subject site is generally located west of Trooper Road between Bedstone Drive and Oak Tree Road. The general area is developed with low density to moderate density single-family detached dwellings.

This site was rezoned in August 2011 for 44 twin homes but the applicant now wants the option to develop the site with single-family detached dwellings, necessitating this rezoning request

This rezoning request if approved 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-5** (Conditional District-Residential Multi Family) zoning district.