



Z-12-12-001
Planning & Community Development
Zoning Staff Report and Plan Amendment Evaluation

Zoning Commission Hearing Date: December 10, 2012

GENERAL INFORMATION

APPLICANT Douglas Hall for Trinity Properties, LLC.

HEARING TYPE Rezoning

REQUEST **R-3** (Residential-Single Family) to **RM-18** (Residential-Multi-Family).

CONDITIONS None

LOCATION **4103 Yanceyville Road**, generally described as west of Yanceyville Road and north of Lees Chapel Road

PARCEL ID NUMBER(S) **7877016073**

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

TRACT SIZE ~0.56 Acres

TOPOGRAPHY Generally flat

VEGETATION Scant vegetation

SITE DATA

Existing Use	Undeveloped	
	Adjacent Zoning	Adjacent Land Uses
N	CD-RM-18 (Conditional District-Residential Multi-Family)	Multi-family dwellings
E	R-3 (Residential- Single Family)	Single-family dwelling
W	R-3 (Residential- Single Family)	A place of religious assembly
S	R-3 (Residential- Single Family)	Convenience store without fuel pumps

Zoning History

Case #	Date	Request Summary
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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 (R-3)	Requested (RM-18)
Max. Density:	3.0 units per acre or less	18.0 units per acre or less.
Typical Uses	Primarily intended to accommodate low density single-family detached residential development. The overall gross density in R-3 will typically be 3.0 units per acre or less.	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 Greensboro Watersupply Watershed WS-III, Watershed Critical Area Tier 4, Lake Townsend basin

Floodplains N/A

Streams N/A

Other: Site must meet current Watershed requirements. High Density development in Tier 4 is 70% Built Upon Area (BUA) with sewer. Low Density development in Tier 4 it 24% Built Upon Area (BUA).

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

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.

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

All other Property Lines - 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

0.56 ac 1% of lot size.

Transportation

- Street Classification: Yanceyville Street – Major Thoroughfare.
- Site Access: All access(es) must be designed and constructed to the City of Greensboro standards.
- Traffic Counts: Yanceyville Street ADT = 8,943 (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 not exist along the frontage of this property.
- Transit in Vicinity: Yes, GTA Route 15 (Yanceyville Street / Brightwood School Road) within 0.02 miles along Lees Chapel Road.
- 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 **RM-18** (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 **Moderate Residential (5-12 d.u./acre)**. The requested **RM-18** (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 zoning requests that are less than one acre, or that do not involve a significant physical change resulting in new or expanded structures.

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

Moderate Residential (5-12 d.u./acre): This category accommodates housing types ranging from small-lot, single-family detached and attached single-family dwellings such as townhomes to moderate density, low-rise apartment dwellings.

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.

STAFF ANALYSIS AND RECOMMENDATION

Staff Analysis

The 0.56-acre subject site is generally located west of Yanceyville Road and north of Lees Chapel Road. The immediate area is generally developed with varying densities and intensities of multi-family, single-family, institutional and commercial uses. Specifically, to the north of the subject site are multi-family dwellings, to the west is a place of religious assembly, to the south is a convenience store and to the east is a single-family dwelling.

The applicant proposes to add the subject site to the existing multi-family development to the north as an open space/playground area.

The proposed request, if approved, will complement the surrounding area's viability without negatively impacting the overall mix of uses found in this area of the City. It will also help meet the needs of present and future Greensboro citizens for a choice of decent and 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 Plan, the Zoning Ordinance and the development pattern of the surrounding area.

Staff Recommendation

Staff recommends **approval** of the requested **RM-18** (Residential-Multi-Family) zoning district.