



Z-13-01-002
Planning & Community Development
Zoning Staff Report and Plan Amendment Evaluation

Zoning Commission Hearing Date: January 14, 2013

GENERAL INFORMATION

APPLICANT Phil Barbee for Habitat for Humanity of Greater Greensboro, Inc.

HEARING TYPE Original Zoning

REQUEST **County RS-30** (Residential Single Family) to **City CD-RM-18** (Conditional District Multi-Family)

CONDITIONS 1. Uses: Limited to single family detached dwellings and/or townhomes not to exceed 4.5 dwelling units per acre.

LOCATION **116, 118 and 118-R Elsielee Road**, generally described as north of Elsielee Road and west of Flemingfield Road

PARCEL ID NUMBER(S) **7885929242, 7885928148 and 7885928348**

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

TRACT SIZE 1.798 Acres

TOPOGRAPHY Slightly slopes to the west

VEGETATION Residential and mature trees

SITE DATA

Existing Use Vacant Dwellings

	Adjacent Zoning	Adjacent Land Uses
N	CD-RM-18	Vacant
E	CD-RM-18	Vacant
W	County RS-30	Vacant Dwelling
S	County RS-30	Single Family Dwelling

Zoning History

Case #	Date	N/A	Request Summary
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ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (County RS-30)	Requested (CD-RM-18)
Max. Density:	1.3 units per acre or less	18.0 units per acre or less
Typical Uses	Primarily intended to accommodate low-density single-family detached dwellings on large lots in areas (outside of water supply watersheds and the 65 Ldn airport noise contour) without access to public water and sewer services. The overall gross density in RS-30 areas will typically be 1.3 units per acre or less.	Primarily intended to accommodate multi-family and similar residential uses at a density of 18.0 units per acre or less.

**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 South Buffalo Creek

Floodplains N/A

Streams N/A

Other: If >1acre is to be disturbed, site must meet Phase 2 requirements. Water quality & water quantity must be addressed. Built Upon Area (BUA) must be treated by a State approved Water Quality BMP. Water quantity control must be addressed for the entire site.

Utilities (Availability and Capacity)

Potable Water Water is available with capacity in line with request

Waste Water Sewer will need to be extended to serve this site. Contact Kenny Treadway 336-373-2055 for a feasibility.

Airport Overlay District

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

Landscaping Requirements – Applicable to Multi-Family Development Only

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

West Property Line - 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 - Applicable to Multi-Family Development Only
Acreage Requirements

1.798 ac. 5% of lot size

Transportation

- Street Classification: Elsielee 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-18** (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 **Mixed Use Commercial**. The requested **CD-RM-18 (Conditional District - Residential Multi-family)** zoning district is generally consistent with this GFLUM designation. The subject site is also located within **Growth Tier 2, Intermediate Growth Area (2013 – 2019)**.

Connections 2025 Written Policies

Land Use, Goal 4.3 - Growth at the Fringe: Provide a development framework for the fringe that guides sound, sustainable patterns of land use, limits sprawl, protects rural character, evidences sound stewardship of the environment, and provides for efficient provision of public services and facilities as the City expands. Development will increase density and mix land uses at a pedestrian scale with sidewalks, bikeways, and where possible, public transit.

Policy 4G - Improve the quality and patterns of development through incentives and regulatory guidelines.

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.

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 7A - Target city investment and regulatory policies for economic development.

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

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

Mixed Use Commercial: This designation is intended to promote a mix of uses, of which various commercial uses remain predominant, but where residential, service, and other uses are complementary. Where applied to older highway corridors characterized by “strip” commercial uses, the intent is to encourage infill and redevelopment for a more diverse and attractive mix of uses over time. Examples include residential units over commercial uses or a wider array of economically viable uses to replace obsolete uses. Such areas also may represent opportunities for the introduction of substantial higher density and/or mixed-income housing, with negligible impacts on, or resistance from, nearby single-family neighborhoods. Ensuring that buildings are of the appropriate scale and intensity is critical, as is ensuring that sites are designed in a coordinated, as opposed to a lot-by-lot, manner. New “strip” commercial development is discouraged.

Growth Tier 2, Intermediate Growth Area (2013 – 2019): Where growth, annexation, and the extension of public facilities is anticipated in 6 to 12 years, and where premature, fragmented, leapfrog, or inefficient development shall be discouraged by the City and County. Annexations will be discouraged until the full complement of City services can be efficiently provided, which is currently projected beyond the 6-year horizon.

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 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 C) Promote Healthy Lifestyles and Complete, Livable Neighborhoods.

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.

The subject site is partially located within the area(s) eligible for the following economic development incentive or assistance program(s): Urban Development Investment Incentives (Local).

STAFF ANALYSIS AND RECOMMENDATION

Staff Analysis

This original zoning request is associated with a voluntary annexation petition signed by the property owner. This 1.798-acre property is generally located north of Elsielee Road and west of Flemingfield Road. This site is currently undeveloped and outside the City limits and will be annexed into the city upon final approval by the City Council.

The applicant proposes to zone this site to CD-RM-18, while allowing a maximum of 4.5 dwelling units per acre. This is the same zoning as the adjacent parcel to the north also owned by the applicant. The property to the east of this site is currently vacant, while properties to the south and west of the site contain single family dwellings.

This original zoning request, if approved, will help provide a diverse mix of housing types and densities in the general area without impacting the overall mix of uses found in this vicinity. 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 original zoning 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 **CD-RM-18** (Conditional District – Residential Multi-family) zoning district.