



Z-13-05-006

**Planning & Community Development
Zoning Staff Report and Plan Amendment Evaluation**

Zoning Commission Hearing Date: May 13, 2013

GENERAL INFORMATION

APPLICANT	James Cox for Housing Authority of the City of Greensboro
HEARING TYPE	Original zoning
REQUEST	County CU-GO-M (Conditional Use-General Office-Moderate) to City CD-RM-12 (Conditional District-Residential Multi-family)
CONDITIONS	<ol style="list-style-type: none">1. Uses: Limited to 201 units with an equivalent density of 9.7 units per acre.2. A minimum 12 foot wide street yard shall be provided along Hicone Road. Street yard planting rates will be double the minimum required planting rates.3. Pedestrian walkways shall be constructed to the properties immediately east and west of the subject site. In addition, a vehicular cross access shall be constructed to the property located immediately west of the subject site.4. All buildings shall be limited to two stories in height.
LOCATION	4616 Hicone Road , generally described as the south side of Hicone Road, east of McKnight Mill Road and west of Rankin Mill Road.
PARCEL ID NUMBER(S)	7887849788, 7887849389, 7887858138, 7887854210, 7887854280, 7887858138, 7887854212, 7887854210, 7887855270, 7887855186, 7887854224 and 7887855188
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). 62 notices were mailed to those property owners in the mailing area.
TRACT SIZE	~20.758 Acres
TOPOGRAPHY	Slopes to the south
VEGETATION	None

SITE DATA

Existing Use Multi-family and undeveloped parcels

	Adjacent Zoning	Adjacent Land Uses
N	County CU-RS-9(Conditional Use - Residential Single-family)	Single-family
E	CD-C-H (Conditional District-Commercial – Shopping center Heavy)	
W	County CU-GO-M (Conditional District-General Office-Moderate Intensity)	Undeveloped
S	County AG (Agriculture)	Undeveloped

Zoning History

Case #	Date	Request Summary
		N/A, not currently in the City limits (see attached County zoning conditions)

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (County CU-GO-M)	Requested (City CD-RM-12)
Max. Density:	12.0 dwelling units/acre	9.7 dwelling units/acre (per condition)
Typical Uses	Primarily intended to accommodate moderate intensity office and institutional uses, moderate density residential uses and supporting service and retail uses.	Primarily intended to accommodate multifamily and other residential uses at a density of 12 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 North Buffalo Creek sub-basin
Floodplains	>1000ft
Streams	Stream onsite requires a 50ft buffer - Zone 1 first 30ft undisturbed, Zone 2 next 20ft vegetated zone.
Other:	Site must be consistent with the current approved County plan. If development changes, site must comply with current Phase 2

requirements. Phase 2 – if >1acre is disturbed, water quality and water quantity must be addressed.

Utilities

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 Noise Cone

The subject property is not located in the Airport Noise Cone.

Landscaping Requirements

Hicone Rd. - Street Yard – minimum width 12’; 4 canopy trees per 100’, 34 shrubs per 100’ per condition # 2 above

Adjoining single family Homes: Type C Yard – average width 15’; 2 canopy trees per 100’, 3 understory trees per 100’, 17 shrubs per 100’

Adjoining vacant land: NA

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

20.758 ac. 10% of lot size, however there does not appear to be any trees on this site.

Transportation

- Street Classification: Hicone Road – Major Thoroughfare.
Rankin Mill Road – Minor Thoroughfare.
McKnight Mill Road – Minor Thoroughfare.
- Site Access: All access must be designed and constructed to the City of Greensboro standards.
- Traffic Counts: Hicone Road – 11,000 (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 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 ANALYSIS

Land Use Compatibility

The proposed **CD-RM-12 (Conditional District-Residential Multi Family, 12 du/ac)** 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 (G-FLUM) designates this location as **Mixed Use**

Commercial. The requested **CD-RM-12 (Conditional District-Residential Multi Family, (12 du/ac)** zoning district is generally consistent with this GFLUM designation. The Growth Strategy Map designates the subject site as being within **Growth Tier 3, Long-Term Growth Area (2019 +)**. Additionally, the eastern half of the subject site is within one-half mile of the Hicone Road / Rankin Mill Road Activity Center.

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 4F - Initiate a fringe area growth management framework comprising the following elements:

- A Fringe Area Land Use Plan;
- A “tiered” approach that designates growth areas for staged development, annexation, and extension of public facilities;
- Specific criteria for water and sewer extensions and annexations;
- Designation of the fringe as Greensboro's extraterritorial jurisdiction; and
- A proactive plan to provide infrastructure in advance of development, consistent with the growth “tiers” and Fringe Area Land Use Plan.

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

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.

Activity Center: Activity Centers are existing or anticipated future concentrations of uses that function as destinations or hubs of activity for the surrounding area. Typically located in areas of mixed use shown on the Generalized Future Land Use Map, such centers are intended to include features such as a mix of higher intensity uses (housing, retail, office, etc.), compact development patterns, and pedestrian and transit linkages. A one-half mile radius (considered the limit of a comfortable walk) is shown around each activity center except for the Downtown, which functions as an activity center for the entire City. It should be noted that the locations shown on the Generalized Future Land Use Map are conceptual and do not preclude the development of Activity Centers in other locations where they would support the goals and policies of the Comprehensive Plan.

Growth Tier 3, Long-Term Growth Area (2019+): Where growth, annexation, and the extension of public facilities is anticipated beyond 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 12-year horizon.

CONFORMITY WITH OTHER PLANS

City Plans

Consolidated Plan 2010-2014: Plan for a Resilient Community

Principle 2 – Promote Equitable, Affordable Housing:

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

Principle 6 – Value Communities and Neighborhoods:

Goal A: Promote coordinated transportation and land use decisions for broader livability throughout Greensboro.

Other Plans – N/A

n/a

Staff/Agency Comments

Community Development

Applicant is strongly encouraged to discuss the proposed annexation, original zoning, and development with surrounding property owners.

The subject site is located within area(s) eligible for the following economic development incentive program(s): New Markets Tax Credits (federal).

Planning

This original zoning request is accompanied by a voluntary annexation petition signed by the property owner. The 20.758 acre parcel is partially developed with a few townhomes. The properties to the north of the site are zoned County CU-GO-M and County CD-RS-9 (single family dwellings), the property to the east is zoned CD-C-H (shopping center), the property to the south is zoned County AG (undeveloped) and the property to the west is zoned County CU-GO-M (undeveloped). The applicant intends to construct a maximum of 201 multifamily units on the site for an approximate residential density of 9.7 units/acre.

This request is consistent with the Mixed Use Commercial GFLUM designation for this site, providing moderate intensity residential uses to support existing and planned commercial development in this area. This proposed request is consistent with the Comprehensive Plan’s policy to promote the diversification of new housing stock to meet the needs of all 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. The request also is consistent with the Growth at the Fringe goal to provide a development framework for the fringe to guide sound, sustainable patterns of land use, limit sprawl and provide for efficient provision of public services and facilities as the City expands. The proposed conditions associated with this request will also limit potential negative impacts on nearby properties.

Staff believes this request is consistent with the intent and purpose of the zoning code and the Comprehensive Plan (Connections 2025). Staff is also of the opinion that the request is compatible with the existing development and trend in the surrounding area.

STAFF RECOMMENDATION

Staff recommends **approval** of the requested **City CD-RM-12** (Conditional District-Residential Multi Family) original zoning district.