



Z-13-06-004
Planning & Community Development
Zoning Staff Report and Plan Amendment Evaluation

Zoning Commission Hearing Date: June 10, 2013

GENERAL INFORMATION

APPLICANT	J. Randall Dixon for Hodgins Retreat Homes, LLC.
HEARING TYPE	Rezoning
REQUEST	CD-RM-12 (Conditional District-Residential Multifamily) and CD-O (Conditional District-Office) to PUD (Planned Unit Development).
CONDITIONS	<ol style="list-style-type: none">1. Uses permitted in the development will be limited to residential uses.2. The residential units will be limited to a maximum of one hundred (100) dwelling units and a maximum density of 15.8 dwelling units per acre.3. Additional multifamily dwelling units in excess of thirty-six (36) existing residential dwelling units as of May 13, 2013 shall be limited to:<ol style="list-style-type: none">a. not less than forty (40) or not more than fifty- six (56) one-bedroom dwelling unitsb. not less than eight (8) or not more than twenty-four (24) two-bedroom dwelling units4. All private patios or balconies shall be accessible only through individual dwelling units.5. None of the buildings will be greater than three-stories in height. Buildings 1 and 2 will be two-story buildings.6. The site plan for the community, as depicted on the concept plan, is intended to work with the existing topography and to minimize site disturbance.<ol style="list-style-type: none">a. There will be a minimum of 20' building setback along the eastern boundary line and not less than a 50' setback along other boundary lines.b. The 50' setback along the western and northern boundary lines will be natural, undisturbed buffer zone.

7. The Hodgkin House will be retained on the property for use by the residents and staff of the new community.

LOCATION **807-815 Dolley Madison Road**, generally described as north of West Friendly Avenue and west of Dolley Madison Road.

PARCEL ID NUMBER(S) **7835835047 and 7835836468**

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

TRACT SIZE ~6.37 Acres

TOPOGRAPHY Undulating

VEGETATION Residential landscaping and mature woods in part.

SITE DATA

Existing Use Multi-family dwellings and an undeveloped portion.

	Adjacent Zoning	Adjacent Land Uses
N	PI (Public and Institutional)	Guilford College
E	CD-RM-8 (Conditional District-Residential Multi-Family) and R-3 (Residential Single-Family)	Single-family dwellings, duplex and an undeveloped parcel.
W	PI (Public and Institutional)	Guilford College
S	O (Office)	Guilford College

Zoning History

Case #	Date	Request Summary
3621	01/15/2008	<p>The southern tract, currently zoned CD-O was rezoned by the City Council from RS-12 to CD-O with the following conditions:</p> <ol style="list-style-type: none">1. Uses limited to multifamily units, and business and professional uses.2. Maximum height of new buildings to be three stories.3. Exterior of all new structures shall be constructed primarily of brick building materials.4. Existing house to remain at 811 Dolley Madison Road and to be renovated.5. Minimum distance of new building from existing Dolley Madison Road right-of-way to be increased to 110 feet.6. Area between existing Dolley Madison Road right-of-way and proposed new parking lot for apartments to remain undisturbed area except for construction of drive area, signage and associated site work.7. No principal building will be built within 75 feet of existing house at 811 Dolley Madison Road to the west, south and east and 50 feet to the north.8. Maximum of 48 units of which no more than 36 units will be apartments.9. Developer shall establish a vehicular connection from the subject property to George White Road, and a walk/bike pathway from the subject property to the Guilford College Campus.10. Bicycle racks will be furnished for each building

Case #	Date	Request Summary
3689	9/16/2012	<p>The northern tract, currently zoned CD-RM-12 was rezoned by the City Council from RS-12 to CD-RM-12 with the following conditions:</p> <ol style="list-style-type: none"> 1) Uses: A maximum of 32 condominium or townhome units designed for sale 2) Condominium/townhome building exteriors will be constructed at least 75% of brick, textured masonry, wood or stone. 3) Condominiums/townhomes shall be limited to 3 stories in height. 4) Subject property to be developed with a shared driveway with the property to the south. 5) Townhome/Condominium unit's front exterior elevations will be limited primarily to 2 stories above grade.

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (CD-O)	Existing (CD-RM-12)	Requested (PUD)
Max. Density:	N/A	12.0 units per acre or less.	Provisions governing maximum density are established by the concept plan.
Typical Uses	Primarily intended to accommodate office, institutional, supporting service and other uses.	Primarily intended to accommodate multi-family and similar residential uses.	All uses are allowed except agricultural uses and those uses allowed only in the Light Industrial or Heavy Industrial zoning districts.

**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

The subject site is located entirely within the West Friendly Avenue Visual Corridor Overlay Zone, and partially within the New Garden Road Visual Corridor Overlay Zone, both of which prohibit the establishment of new Outdoor Advertising Signs.

Environmental/Soils

Water Supply - Watershed Site drains to Greensboro Water Supply Watershed, Horse Pen Creek subbasin

Floodplains N/A

Streams Stream buffer is 100ft from top of bank on High Density Development side. Perennial streams for High Density development require 100ft stream buffer, measured from top of bank - Zone 1 first 30ft undisturbed, Zone 2 next 20ft vegetated zone, Zone 3 50ft No BUA allowed.

Other: Site must meet current watershed requirements, water quality and water quantity is addressed. Diffused flow must be achieved prior to entering Zone 2 of stream buffer.

Utilities (Availability and Capacity)

Potable Water Water is available to the property with capacity in line with request but private onsite extensions may be required depending upon development

Sewer Sewer is available to the property with capacity in line with request but private onsite extensions may be required depending upon development

Airport Overlay District

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

Landscaping Requirements (Southern portion of this property has already been developed. Conditions of that approval are still applicable unless otherwise approved by TRC.)

West Property Line - Type C Yard – average width 15'; 2 canopy trees per 100', 3 understory trees per 100', 17 shrubs per 100'

East property Line - Type C Yard – average width 15'; 2 canopy trees per 100', 3 understory trees per 100', 17 shrubs per 100'

South Property Line – 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 (Southern portion of this property has already been developed. Conditions of that approval are still applicable unless otherwise approved by TRC.)

Acreage	Requirements
6.37 Ac.	10% of lot size

Transportation

Street Classification: Dolley Madison Road – Local Street.
 Foxwood Drive – Local Street.

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

Traffic Counts: Dolley Madison Road ADT = 980 (GDOT, 2013).

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 frontage of this property.
Transit in Vicinity:	Yes, GTA Route 7 (Friendly Avenue) within 0.05 miles of the subject site, along Friendly Avenue and GTA Route 7A (Irving Park/Starmount Shuttle) within .30 miles of the subject site, along Friendly Avenue.
Traffic Impact Study: (TIS)	No TIS required per TIS Ordinance.
Street Connectivity:	N/A.
Other:	N/A.

IMPACT/POLICY ANALYSIS

Land Use Compatibility

The proposed **Planned Use 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 **Institutional**. The requested **Planned Use Development (PUD)** zoning district is generally consistent with this GFLUM designation due to the direct connectivity of this site to the Guilford College campus. The subject site is also located within the New Garden Road/Guilford College Road/West Friendly Avenue Activity Center as shown on the 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.

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 9E - Pursue opportunities to establish community facilities as neighborhood anchors/activity centers.

Connections 2025 Map Policies

Institutional: This designation applies to university and college campuses, major medical/health care concentrations, and similar large-scale institutional activity centers.

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.

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 6.373-acre subject parcel consists of two tracts; a southern tract which is currently zoned CD-O (Conditional District-Office) and developed with multi-family dwellings and a northern tract which is currently undeveloped and zoned CD-RM-12 (Conditional District-Residential Multi Family).

The applicant intends to combine these two separate tracts into one development site for the purpose of developing additional multi-family dwellings.

The subject site is adjoined to the north and west by Guilford College and to the east and south by varying densities and intensities of residential and commercial developments. The proximity of this site to Guilford College and other employment centers makes it an appropriate location for the development of multi-family dwellings, especially given the convenient pedestrian and vehicular access to Guilford College and its facilities, as well as to nearby commercial and service uses nearby.

The site's location within the designated Activity Center encompassing Guilford College, along with its proximity to transit lines, major employers and larger scale commercial and service uses support this site as a viable location for high density multi-family development. 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. Applicant has provided conditions to limit potential negative impacts on surrounding properties.

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 **PUD** (Planned Unit Development) zoning district.