



Z-13-07-001
Planning & Community Development
Zoning Staff Report and Plan Amendment Evaluation

Zoning Commission Hearing Date: July 15, 2013

GENERAL INFORMATION

APPLICANT Jerry L. Shelton

HEARING TYPE Rezoning

REQUEST R-3 (Residential-Single Family) to R-5 (Residential-Single Family)

CONDITIONS N/A

LOCATION **1907 Way Street**, generally described as south of Allyson Avenue, east of Holland Drive and north of Way Street.

PARCEL ID NUMBER(S) **7876895067**

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

TRACT SIZE ~0.65 Acres

TOPOGRAPHY

VEGETATION Residential Landscaping

SITE DATA

Existing Use

	Adjacent Zoning	Adjacent Land Uses
N	R-3, Residential Single Family	Single family dwelling
E	R-3, Residential Single Family	Single family dwelling
W	R-3, Residential Single Family	Single family dwelling
S	R-3, Residential Single Family	Single family dwelling

Zoning History

Case #	Date	Request Summary
		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 (R-5)
Max. Density:	3.0 units per acre or less	5.0 units per acre or less
Typical Uses	Primarily intended to accommodate low-density single-family detached residential development.	Primarily intended to accommodate low-density single-family detached residential development.

**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 N. Buffalo Creek Watershed

Floodplains N/A

Streams N/A

Other: If >1ac is disturbed, site must meet Phase 2 requirements. Water Quantity and water quality must be addressed. Built Upon Area (BUA) must be treated by a State approved water quality BMP.

Utilities

Potable Water Available with capacity in line with request

Waste Water Available with capacity in line with request

Airport Noise Cone

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

Landscaping Requirements

Landscaping is not applicable to Single Family development.

**Tree Preservation Requirements
Acreage**

Requirements

.65 ac.

Tree Conservation requirements are not applicable to Single Family development.

Transportation

Street Classification: Way Street – Local Street.
Allyson Avenue - Local Street.
Holland Drive – 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: Yes, GTA Route 15 (Yanceyville Street / Brightwood School Road) within 0.37 miles of the subject site, along Summit Avenue.

Traffic Impact Study (TIS): No TIS required per TIS Ordinance.

Street Connectivity: N/A.

Other: N/A.

IMPACT ANALYSIS

Land Use Compatibility

The proposed **R-5 (Residential Single Family, 5 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 designates this location as **Low Residential (3-5 du/ac)**. The requested **R-5 (Residential Single Family, 5 du/ac)** zoning district is generally consistent with this GFLUM designation.

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

Low Residential (3-5 du/ac): This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

Comprehensive Plan Amendment History

Case #	Date	Request Summary
n/a	n/a	n/a

Applicant Stated Reasons for Request

n/a

Explain in detail the conditions that you think may warrant a Plan Amendment – Per Applicant and Application

n/a

COMPREHENSIVE POLICY PLAN ANALYSIS

Need for Proposed Change

n/a

Effect of the proposed Change on the Need for City Services and Facilities (e.g. roadway level of service).

n/a

Implications, if any, the Amendment may have for Other Parts of the Plan

n/a

Unforeseen Circumstances or the Emergence of New Information (e.g. significant economic opportunity in Tier 2 or 3)

n/a

PLANNING BOARD COMMENTS

n/a

CONFORMITY WITH OTHER PLANS

City Plans

Consolidated Plan 2010-2014: Plan for a Resilient Community

Principle 1 – Provide More Transportation Options:

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 B: Increase housing affordability through a combination of housing assistance and reduction in overall housing related costs through efficiency factors such as: proximity to jobs, transportation, or services; energy efficiency and resource conservation standards; or reduction in housing access barriers.

Goal C: Improve the resource-efficiency of both new construction and existing housing stock.

Principle 6 – Value Communities and Neighborhoods:

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

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.

Other Plans

n/a

STAFF/AGENCY COMMENTS

Community Development

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

Planning

The applicant's request to rezone 0.65 acres in this location for a slightly higher residential density was reviewed by staff and evaluated both specific to the existing neighborhood character along Way Street and also from a broader perspective, taking into account the variety of zoning designations for areas located north of US 29 and south of Summit Avenue.

The subject property is currently zoned R-3 which allows a maximum density of 3 units per acre. Properties immediately around the subject property are also zoned R-3. The requested R-5 zoning district allows for a slightly higher density of up to 5 units per acre. Within the larger area between US 29 and Summit Avenue zoning designations include R-3, R-5, R-7, RM-8, RM-12, Office and Light Industrial.

Additionally, the Generalized Future Land Use Map (GFLUM) classifies this area as Low Residential. The Low Residential designation includes the City's predominately single-family neighborhoods as well as other compatible housing types that can be accommodated within a 3 to 5 dwelling units per gross acre density range. Similar to the R-3 zoning designation, the proposed R-5 district is consistent with the GFLUM designation.

This rezoning request, if approved, will help promote the Comprehensive Plan's goal of compatible infill development and encourage new investment in this neighborhood. It will also add 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.

STAFF RECOMMENDATION

Staff recommends **approval** of the requested **R-5** (Residential Single Family) zoning district.