



Z-13-09-002
Planning Department
Zoning Staff Report and Plan Amendment Evaluation

Zoning Commission Hearing Date: September 9, 2013

GENERAL INFORMATION

APPLICANT Robert Russell, Associated Surveying and Engineering for
Leon Napper

HEARING TYPE Rezoning

REQUEST **CD-RM-8** (Conditional District-Residential Multifamily) to
CD-RM-8 (Conditional District-Residential Multifamily)

CONDITIONS

1. Uses: Townhomes and Single Family Residences

LOCATION **833 and 835 Roberson Comer Road**, generally described
as southwest of Roberson Comer Road and west of Lake
Jeannette Road.

PARCEL ID NUMBER(S) **7867120225 and 7867029343**

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). **50**
notices were mailed to those property owners in the mailing
area.

TRACT SIZE ~1.01 Acres

TOPOGRAPHY Generally Flat

VEGETATION None

SITE DATA

Existing Use 833 is vacant property
 835 is a Single family dwelling

	Adjacent Zoning	Adjacent Land Uses
N	PUD (Planned Unit Development)	Lake Shore Apartments
E	R-3 (Residential Single-Family)	828 Roberson Comer Rd is vacant; however, neighborhood transitions to single family dwellings further east
W	CD-RM-8 (Conditional District Residential Multifamily)	Undeveloped site approved for 26 dwelling units (townhomes, condominiums, and single-family dwellings)
S	R-3 (Residential Single-Family)	Single-family dwellings

Zoning History

Case #	Date	Request Summary
2007-01- F	January 8, 2007	This property was rezoned from RS-12 Residential Single Family to CD-RM-8 Conditional District-Residential Multifamily subject to the following conditions: (1) Uses: Townhomes and Single Family Residences (2) No more than 6 units.

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (CD-RM-8)	Requested (CD-RM-8)
Max. Density:	6 units total	8 units total
Typical Uses	Primarily intended to accommodate duplexes, twin homes, townhomes, cluster housing, and similar residential uses at a density of 8.0 units per acre; however, this application was conditioned to include: (1) Uses: Townhomes and Single Family Residences; and (2) No more than 6 units.	Primarily intended to accommodate a Duplexes, twin homes, cluster housing, and similar residential uses at a density of 8.0 units per acre; however, this application is offering conditions including: (1) Uses: Townhomes and Single Family Residences.

**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 within the boundary of the North Elm Street Visual Corridor Overlay Zone, which prohibits establishment of new outdoor advertising signs.

Environmental/Soils

Water Supply Site drains to Greensboro Watersupply Watershed, WS III, Lake Jeanette Watershed

Floodplains N/A

Streams N/A

Other: All new Built Upon Area (BUA) must be treated by a State approved water quality BMP. Maximum High Density development is 70%.

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

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.

Multi-Family and Non Residential

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

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

West 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

Acreage	Requirements
1.01 ac.	1% of lot size

Transportation

Street Classification:	Lake Jeanette Road – Minor Thoroughfare. Roberson Comer Road – Local Street.
Site Access:	All access(s) 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 (TIS):	No TIS required per TIS Ordinance.
Street Connectivity:	N/A.
Other:	N/A.

IMPACT ANALYSIS

Land Use Compatibility

The proposed **CD-RM-8 (Conditional District- Residential Multi-Family, 8 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 **Moderate Residential (5-12 du/ac)**. The requested **CD-RM-8 (Conditional District- Residential Multi-Family, 8 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.

Community Character Goal 5.2 – Man-Made Environment: Preserve and enhance the character and visual quality of Greensboro’s built environment, including historic resources, private developments, and public landscapes.

Policy 5F: Implement and improve design standards governing the appearance of development from public roadways.

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 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

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.

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.

Principle 6 – Value Communities and Neighborhoods:

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

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 1.01 acres in this location for an increase in density was reviewed by staff and evaluated on both immediate and longer term development impacts. The subject property is currently zoned CD-RM-8 (Conditional District Residential Multifamily) which is intended to accommodate duplexes, townhomes, townhouses, cluster housing, and similar residential uses at a density of 8.0 units per acre or less. The current zoning is conditioned to limit the units to a maximum of 6 units. The proposed CD-RM-8 (Conditional District Residential Multifamily) district, if approved, will allow the maximum density for the district- 8 units per acre. The applicant is maintaining the current condition limiting uses to townhomes and single family residences.

The proposed CD-RM-8 zoning designation is consistent with the Moderate Residential Generalized Future Land Use Map (GFLUM) designation for this property. This designation 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. Density ranges from 5 to 12 dwelling units per gross acre.

This rezoning request if approved will be in harmony with the existing density approved west of the site and have limited impacts on the adjacent single family dwellings located south and east of the subject properties. Approving this request will also be consistent with the Housing and Neighborhoods Goal to meet the needs of present and future Greensboro citizens for a choice of decent and affordable housing.

Staff finds this request consistent with the applicable provisions of the Comprehensive Plan, Zoning Ordinance, and the development pattern of the surrounding area.

STAFF RECOMMENDATION

Staff recommends **approval** of the requested **CD-RM-8**(Conditional District- Residential Multifamily) zoning district.