



Z-13-10-002

Planning Department Zoning Staff Report and Plan Amendment Evaluation

Zoning Commission Hearing Date: October 14, 2013

GENERAL INFORMATION

APPLICANT Hugh Latham

HEARING TYPE Rezoning

REQUEST R-5 (Residential Single-Family) to CD-RM-8 (Conditional District- Residential Multifamily)

CONDITIONS

1. Uses: Duplex and single-family dwellings.

LOCATION 2700-2706 October Lane, generally described as south of October Lane, west of Nealtown Road, and north of Tuskagee Street.

PARCEL ID NUMBER(S) 7885271970, 7885272941, 7885273922, & 7885273993

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

TRACT SIZE ~0.95 Acres

TOPOGRAPHY Undulating

VEGETATION None, vacant property

SITE DATA

Existing Use

Vacant

	Adjacent Zoning	Adjacent Land Uses
N	R-5 (Residential Single-Family)	Vacant
E	R-5 (Residential Single-Family)	Single-family dwellings
W	R-5 (Residential Single-Family)	Vacant
S	R-5 (Residential Single-Family)	Vacant & Single-family dwellings

Zoning History

Case #	Date	Request Summary
N/A	N/A	The properties addressed 2700-2706 October Lane have been zoned R-5 (Residential Single-Family) since July 1, 2010. Prior to the implementation of the Land Development Ordinance (LDO) it was zoned RS-9 (Residential Single-Family).

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing	Requested
	(R-5)	(CD-RM-8)
Max. Density:	Maximum density of 5.00 units per acre or less.	Maximum density of 8.00 units per acre or less.
Typical Uses	Primarily intended to accommodate low-density single-family detached residential development.	Primarily intended to accommodate duplexes, twin homes, townhouses, cluster housing, and similar residential uses. Uses will be limited to duplexes and single-family dwellings.

**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 Site drains to North Buffalo Creek.
Watershed

Floodplains N/A

Streams N/A.

Other: If >1ac is disturbed site must meet Phase 2 requirements. Currently the 4 platted lots are less than 1 acre. Site must meet Water Quantity requirements if disturbing <1 acre.

Utilities

Potable Water Water and sewer are available and capacity is in line with request.

Waste Water

Airport Noise Cone

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

Landscaping Requirements – Not Applicable

Single Family detached and two family duplex are exempt.

Tree Preservation Requirements – Not Applicable

Acreage

Requirements

.95 ac.

Single Family detached and two family duplex are exempt.

Transportation

Street Classification: October Lane – Local Street.
Nealtown Road – Minor Thoroughfare.
Tuskegee Street – Local Street.

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

Traffic Counts: Nealtown Road ADT – 1,200 (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 (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 **Low Residential**. The requested **CD-RM-8 (Conditional District-Residential Multi-Family, 8 du/ac)** zoning district is generally inconsistent with this GFLUM designation, however, per City Council adopted policy, a GFLUM amendment is not required for rezoning requests that are less than one acre, or that do not involve a significant physical change resulting in new or expanded structures.

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 4A: Remove present impediments to infill and investment in urban areas.

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.

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 d.u./acre): 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., Watershed Critical Areas) 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.

Goal B: Improve access to destinations, especially via alternate modes (public transit, walking, and bicycling); including the critical first and last miles of journeys.

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 0.95 acres in this location for a slightly higher density was reviewed by staff and evaluated on both immediate and longer term development impacts. The subject properties are currently zoned R-5 which is intended to accommodate low-density single-family detached residential development.

The proposed RM-8, Residential Multifamily District is primarily intended to accommodate duplex, twinhomes, townhouses, cluster housing, and similar residential uses at a density of 8.0 units per acre or less. Based on adjacent land uses (R-5), the applicant has conditioned the proposed development to duplex and single-family homes only and due to the acreage of the request the applicant would not be able to obtain the maximum number of units.

The subject property is classified as Low Residential on the Generalized Future Land Use Map (GFLUM). This designation includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within a density range of 3 to 5 dwelling units per gross acre.

This rezoning request if approved will be consistent with the Comprehensive Plan's Housing and Neighborhood Goal to meet the needs of present and future Greensboro citizens for a choice of decent and affordable housing. It will also promote the diversification of new housing stock to meet suitable housing.

STAFF RECOMMENDATION

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