



Z-13-10-003

**Planning Department
Zoning Staff Report and Plan Amendment Evaluation**

Zoning Commission Hearing Date: October 14, 2013

GENERAL INFORMATION

APPLICANT John R. Heath

HEARING TYPE Rezoning

REQUEST C-M (Commercial-Medium) to RM-18 (Residential Multifamily)

CONDITIONS N/A

LOCATION **3105 East Bessemer Avenue**, generally described as west of Elwell Avenue and east of Easton Road.

PARCEL ID NUMBER(S) **7885001746**

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

TRACT SIZE ~0.26 Acres

TOPOGRAPHY Generally flat

VEGETATION Residential

SITE DATA

Existing Use	Vacant	
	Adjacent Zoning	Adjacent Land Uses
N	C-M (Commercial-Medium) and R-5 (Residential Single-family)	Undeveloped commercial property and Single-family dwellings
E	C-M (Commercial-Medium)	Single-family dwelling
W	RM-18 (Residential Multifamily)	Single-family dwelling
S	C-M (Commercial-Medium) and RM-18 (Residential Multifamily)	Commercial services and a school

Zoning History

Case #	Date	Request Summary
		This property has been zoned C-M (Commercial-Medium) since July 1, 2010. Prior to the implementation of the Land Development Ordinance (LDO), it was Zoned GB (General Business).

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (C-M)	Requested (RM-18)
Max. Density:	N/A	Maximum density of 18.0 units per acre or less.
Typical Uses	Primarily intended to accommodate a wide range of retails, service, and office uses. The district is typically located along thoroughfares in areas which have developed with minimal front setbacks.	Primarily intended to accommodate multi-family and similar residential uses.

**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 >2000ft

Streams N/A

Other: 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

Not applicable – Single Family and Duplex on single lot are exempt.

Tree Preservation Requirements

Acreage

Requirements

.26 ac. Not applicable – Single Family and Duplex on single lot are exempt.

Transportation

Street Classification: East Bessemer Avenue – Minor Thoroughfare,
Easton Road – Local Street.

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

Traffic Counts: Bessemer Avenue ADT – 7,820 (GDOT, 2010).

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 10 (East Market Street) is within .09 mi of subject site, along Huffine Mill Road.

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

Street Connectivity: N/A.

Other: N/A.

IMPACT ANALYSIS

Land Use Compatibility

The proposed **RM-18 (Residential Multi-Family, 18 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 (GFLUM) designates this location as **Low Residential**. The requested **RM-18 (Residential Multi-Family, 18 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., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

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

n/a

STAFF/AGENCY COMMENTS

Community Development

Applicant is strongly encouraged to discuss the requested rezoning and proposed development with owners of surrounding properties.

Planning

This 0.26 acre parcel is currently a single-family dwelling. The subject site is adjoined to the north, east, and southeast by C-M (Commercial-Medium) zoning and to the west and southwest by RM-18 (Residential Multifamily) zoning. The immediate area is developed with varying densities and intensities of commercial, public institutional and residential uses. Specifically, to the north is a vacant commercial property that transitions to a residential single-family neighborhood, to the east is a single-family dwelling and retail services, to the west are single-family and multi-family dwellings, the properties located to the southeast contain commercial uses and the properties to the southwest contain a public school.

The structure is currently on the market and the applicant intends to rezone the property to RM-18 (Residential Multifamily) to allow potential buyers the ability to finance through FHA funding. The RM-18, Residential Multifamily District is primarily intended to accommodate multi-family and similar residential uses at a density of 18.0 units per acre.

The subject property is designated 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. Due to the acreage of the request development is generally limited in scale and intensity to the existing structure located on the site.

Approving this request, will bring a non-conforming structure into compliance and will be consistent with the Comprehensive Plan's Housing and Neighborhoods Goal to meet the needs of present and future Greensboro citizens for a choice of decent and affordable housing.

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 **RM-18** (Residential Multifamily) zoning district.