



Z-13-12-001

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

**Zoning Commission Hearing Date: December 9, 2013**

**GENERAL INFORMATION**

**APPLICANT** Don Smith on behalf of J. Carl Bell, Kenneth E. Bell, and Wanda K. Bell

**HEARING TYPE** Rezoning Request

**REQUEST** R-3 (Residential Single-Family) to **CD-RM-8** ( Conditional District-Residential Multifamily, 8 du/ac)

**CONDITIONS** 1. The site shall be limited to a maximum of 52 residential multifamily dwelling units.

**LOCATION** **630 & 634 Kenneth Road**, generally described as north of Kenneth Road and east of Lake Jeanette Road.

**PARCEL ID NUMBER(S)** **7867204071 & 7867200034**

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

**TRACT SIZE** ~7.16 Acres

**TOPOGRAPHY** Undulating

**VEGETATION** Residential

**SITE DATA**

**Existing Use** Single-family dwelling and undeveloped

**Adjacent Zoning**

**Adjacent Land Uses**

N PUD (Planned Unit Development)

Undeveloped

E CD-RM-5 (Conditional District-Residential Multifamily) & R-3 (Residential Single Family)

Attached and detached residential dwellings

W	R-3 (Residential Single Family)	Single-family dwellings
S	R-3 (Single Family Residential) and CD-RM-12 (Conditional District-Residential Multifamily)	Single-family dwellings and townhomes

**Zoning History**

Case #	Date	Request Summary
N/A	N/A	The properties addressed 630 & 634 Kenneth Road have been zoned <b>R-3</b> (Residential Single-Family) since July 1, 2010. Prior to the implementation of the Land Development Ordinance (LDO) they were zoned <b>RS-12</b> (Residential Single-Family).

**ZONING DISTRICT STANDARDS**

**District Summary \***

Zoning District Designation:	Existing <b>(R-3)</b>	Requested <b>(CD-RM-8)</b>
Max. Density:	A maximum of 3.0 units per acre or less.	A maximum of 8.0 units per acre or less.
Typical Uses	Primarily intended to accommodate Low-density single-family detached residential developments.	Primarily intended to accommodate duplexes, twin homes, townhouses, cluster housing, 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**

The subject site is located within the SCOD-2 (Scenic Corridor Overlay District 2) of the Greensboro Urban Loop. Consult the Scenic Corridor Overlay Districts Design Manual for detailed applicable requirements and design guidelines.

**Environmental/Soils**

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

- Floodplains On-site, any disturbance within the 1% Special Flood Hazard Area requires a Floodplain Development Permit from Stormwater.
- Streams Perennial stream onsite requires a 100ft stream buffer for High Density development and 50ft buffer for Low Density development.
- Other: Site must meet current watershed requires. Water Quality and water Quantity must be addressed. All Built Upon Area (BUA) must be treated by a State approved Water Quality BMP.

**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**

Adjoining Vacant Land – NA

Kenneth Rd. - Street Yard – minimum width 10’; 2 canopy trees per 100’, 17 shrubs per 100’

Adjoining Single Family - Type C Yard – average width 15’; 2 canopy trees per 100’, 3 understory trees per 100’, 17 shrubs per 100’

**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:

<b>Table 10–4: Location of Parking Lot Planting Areas</b>		
<b>Size of Parking Lot Planting Area (sq. ft.)</b>	<b>Number of Trees In Planting Area</b>	<b>Max. Distance from Parking Space (feet)</b>
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**

7.16 ac.

10% of lot size.

**Transportation**

- Street Classification: Kenneth Road – Local Street.  
North Elm Street – Major Thoroughfare.
- Site Access: All access 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 3 (North Elm Street) within 0.73 mi of the subject site, at the intersection of North Elm Street and Pisgah Church Road.
- Traffic Impact Study: No TIS required per TIS Ordinance.  
(TIS)
- Street Connectivity: N/A.

Other: This northern property of this site is adjacent to the Future I-840 Urban Loop scheduled to begin construction in 2019.

## **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 (GFLUM) designates this location as **Moderate Residential (5-12 d.u./acre)**. The requested **CD-RM-8 (Conditional District, Residential Multi-Family, max 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 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.

**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.

**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.

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

**Goal E)** Promote a more equitable distribution of the benefits, costs, and impacts of all transportation systems and facilities within the community.

**Principle 2) Promote Equitable, Affordable Housing:**

**Goal A)** Increase opportunities for choices in housing location, unit type and level of accessibility.

**Principle 4) Support Existing Communities:**

**Goal F)** Promote neighborhood and economic development by fulfilling target area commitments and creating a process for identifying new opportunities for neighborhood revitalization and planning.

**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 the proposal with owners of surrounding properties and with representatives of the Bellwood Village neighborhood, within which the subject site is located.

Based on the proximity of the subject site to the future location of the planned Greensboro Urban Loop (I-840), long term quality of life for future residents of this proposed multi-family residential development would be greatly enhanced by construction of noise barrier walls along the northern boundary of the property, with a resulting noise level reduction consistent with the North Carolina Department of Transportation's noise reduction design goal standards.

## Planning

The applicant's request to rezone 7.16 acres in this location for an increase in density was reviewed by staff and evaluated on both immediate and long term development impacts. The subject properties are currently zoned R-3 (Residential Single-Family). One property is currently undeveloped and the other contains a single-family dwelling. The properties to the north are part of an undeveloped Planned Unit Development adjacent to a future section of the planned Greensboro Urban Loop. West and South of the site the zoning is CD-RM-12 (townhomes) and east of the subject site is zoned R-3 (single family dwellings). The applicant has requested to rezone to CD-RM-8 (Conditional District-Residential Multifamily) to allow a maximum of 52 residential multifamily dwellings.

The proposed CD-RM-8 zoning designation is consistent with the Moderate Residential Generalized Future Land Use (GFLUM) designation for both properties. 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 acre. The request also supports the Comprehensive Plan's Reinvestment/Infill goal to promote sound investment in Greensboro's urban areas.

This rezoning request if approved will be in harmony with the variety of residential densities already located in the area. Existing residential densities in the area range from 3 units per acre for properties zoned R-3 zoning designation to approximately 6 units per acre for the multifamily development directly south of the proposal. As conditioned the proposal will have a density of approximately 7 units per acre. 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 of the surrounding area.

### **STAFF RECOMMENDATION**

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