



**Z-14-02-001**

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

**Zoning Commission Hearing Date: February 10, 2014**

**GENERAL INFORMATION**

**APPLICANT** Sarala Acharya

**HEARING TYPE** **Quasi-Judicial**

**REQUEST** **Special Use Permit** to establish a Tourist Home (Bed and Breakfast) in the R-5 (Residential Single-Family) zoning district.

**CONDITIONS** N/A

**LOCATION** **2318 West Cornwallis Drive**, generally described as south of Albright Drive and east of North Elam Avenue.

**PARCEL ID NUMBER(S)** **7855752067**

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

**TRACT SIZE** ~0.3 Acres

**TOPOGRAPHY** Flat

**VEGETATION** Residential

**SITE DATA**

|  |                                    |
|--|------------------------------------|
| <b>Existing Use</b>  | Single-Family dwelling             |
| <b>Adjacent Zoning</b>   | <b>Adjacent Land Uses</b>          |
| N R-5 (Residential Single-Family)                                    | Single-family dwelling             |
| E R-5 (Residential Single-Family)/CD-O (Conditional District-Office) | Single-family dwelling/office uses |
| W R-5 (Single Family Residential)                                    | Single-family dwelling             |
| S CD-O (Conditional District-Office)                                 | Child daycare facility             |

**Zoning History**

| Case # | Date | Request Summary  |
|--------|------|--|
| N/A    | N/A  | The property has 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<br><b>(R-5)</b>  | Requested<br><b>(SUP for a Tourist Home<br/>(Bed and Breakfast))</b>   |
|------------------------------|---|--|
| Max. Density:                | A maximum of 5.0 units per acre or less.  | N/A  |
| Typical Uses                 | Primarily intended to accommodate low-density single-family detached residential development. | A Special Use permit is requested for a Tourist Home (Bed and Breakfast) in the R-5 (Residential Single-Family) zoning district. |

*\*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, non watersupply watershed

Floodplains     >2000ft

Streams     N/A

Other:     If greater >1ac is disturbed, site must meet Phase 2 requirements. Water Quality & 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**

Landscaping requirements are not applicable unless the property is redeveloped, disturbed, or the building is expanded.

**Tree Preservation Requirements**

| <b>Acreage</b> | <b>Requirements</b> |
|----------------|---------------------|
| .3 ac.         | Not applicable      |

**Transportation**

- Street Classification: W Cornwallis Drive – Collector Street.  
Elam Avenue – Collector Street.  
Albright Drive – Local Street.
- Site Access: All access must be designed and constructed to the City of Greensboro standards.
- Traffic Counts: W Cornwallis Drive ADT– 5,111 (GDOT, 2012).
- 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 8 (Battleground Avenue) is within 0.03 mi of subject site, along W Cornwallis Avenue.
- Traffic Impact Study: No.  
(TIS)
- Street Connectivity: N/A.
- Other: N/A.

## **IMPACT ANALYSIS**

### **Land Use Compatibility**

The proposed **SUP (Special Use Permit)** would allow establishment of a land use (Bed & Breakfast) that is compatible with the existing R-5 (Residential Single-Family 5) zoning and 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 (3-5 d.u./acre)**. The requested **Special Use Permit** for the establishment of a Bed & Breakfast within an existing R-5 (Residential Single-Family 5) zone 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.

**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**

**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**

**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 C:** Improve the safety of transportation systems and facilities, especially for vulnerable transportation users (children, seniors, handicapped adults, pedestrians, bicyclists).

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

**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.

**Principle 3 – Enhance Economic Competitiveness:**

**Goal E:** Focus on energy efficiency as an economic generator for small business development.

**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 requested Special Use Permit and proposed change of use (Bed & Breakfast) with owners of surrounding properties and with representatives of the Guilford Hills Neighborhood, within which the subject site is located. Based on the proximity of the subject site to the route of the planned A & Y Greenway, long term vitality of this proposed change of use would be greatly enhanced by provision of secure, accessible bicycle parking facilities.

**Planning**

This analysis is based on information provided to staff as indicated in this report. The recommendation of staff below is only to be considered to the degree that this information is

consistent with the competent evidence presented at the Special Use Permit hearing before the Zoning Commission and is not intended to replace the objective fact finding role of the Commission at this hearing.

The subject property contains 0.3 acres currently developed as a single family dwelling. The applicant is interested in establishing a Tourist Home (Bed and Breakfast). "Tourist Homes (Bed and Breakfast)" require a Special Use Permit under the current provisions of the Land Development Ordinance (LDO) for single family zoned property. The surrounding properties are developed with a mix of single family development and office uses, along with some commercial development southeast of the subject property.

Per Section 30-8-10.4(Q) of the Land Development Ordinance, Tourist Homes (Bed and Breakfast) may be allowed with approval of a Special Use Permit subject to the following development standards: a tourist home may not be located within 400 feet of a rooming house or another tourist home; no more than 6 guest rooms are allowed; the owner or operator of the tourist home must reside on site; tourist homes are allowed only in buildings originally constructed as dwellings; only one kitchen facility is allowed. Meals may be provided only for guests and employees of the tourist home. Rooms may not be equipped with cooking facilities; patrons may not stay in a specific tourist home more than 15 days within a 60-day period; and sign regulations applicable to home occupations must be used for the tourist home.

To be approved, this request must conform to the intent and purpose of the Zoning Ordinance and the Comprehensive Plan in that:

1. That the proposed use will not be detrimental to the health or safety of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity.
2. That the proposed use at the particular location provides a service or facility that will contribute to the general well-being of the adjacent and nearby industrial properties and their operations.
3. That the location and character of the proposed use will be in harmony with the area in which it is to be located and in general conformity with the Comprehensive Plan.

### **STAFF RECOMMENDATION**

Staff recommends **approval** of the requested **SUP (Special Use Permit)**.