



Z-14-03-004

Planning Department
Zoning Staff Report and Plan Amendment Evaluation

Zoning Commission Hearing Date: March 10, 2014

GENERAL INFORMATION

APPLICANT Wynnefield Properties, Inc./ Caswyck Trail

HEARING TYPE Rezoning Request

REQUEST **R-5** (Residential Single-Family) to **CD-RM-18**
(Conditional District-Residential Multi-Family)

CONDITIONS

1. The site shall be limited to a maximum of 72 residential units.
2. All structures will have a maximum height of three stories.

LOCATION **4406 & 4408 Rehobeth Church Road**, generally described as south of Glendale Drive and west of Rehobeth Church Road.

PARCEL ID NUMBER(S) **7852726970 & 7852726750**

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

TRACT SIZE ~4.86 Acres

TOPOGRAPHY Moderate sloping from roadway intersection

VEGETATION Residential

SITE DATA

Existing Use	Single-family dwelling
Adjacent Zoning	Adjacent Land Uses
N R-5 (Residential Single-Family)	Single-family dwellings
E R-5 (Residential Single-Family)	Single-family dwellings

W	RM-8 (Residential Multi-Family)	Multi-family dwellings
S	R-5 (Residential Single-Family)	Single-family dwellings

Zoning History

Case #	Date	Request Summary
N/A	N/A	The property addressed 4406 & 4408 Rehobeth Church Road 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 (R-5)	Requested (CD-RM-18)
Max. Density:	A maximum density of 5.0 units per acre or less.	A maximum density of 18.0 units per acre or less.
Typical Uses	Primarily intended to accommodate low-density single-family detached residential development.	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 South Buffalo Creek 3

Floodplains < 400FT

Streams N/A

Other: If >1ac is disturbed, site must meet current Phase 2 requirements. Water quantity and water quality must be addressed. The 1yr 24hr storm must be reduced to predevelopment conditions. The 1 inch storm must be treated.

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

30-10-2.2 Street Planting Yards - Rehobeth Church Rd. and Glendale Dr.

- (A) Street planting yards must be installed abutting public street rights-of-way.
- (B) The required street planting yard must have a minimum width of 10 feet (measured from the outside edge of the right-of-way or the back of the sidewalk, whichever is further from the street centerline),

and include at least 2 canopy trees and 17 shrubs per 100 linear feet of required street planting yard, not including driveways.

30-10-2.3 Buffer Planting Yards

Buffer planting yards are required along the perimeter of a lot or development site (except portions parallel to a public street). They are intended to mitigate potential adverse impacts that may result when higher intensity land uses are located adjacent to lower intensity land uses.

Adjoining Vacant Land – 5' wide Vehicular Use Area buffer yard between vehicular use areas and boundary line.

Adjoining Multi-Family - 5' wide Vehicular Use Area buffer yard between vehicular use areas and boundary line.

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:

Size of Parking Lot Planting Area (sq. ft.)	Number of Trees In Planting Area	Max. Distance from Parking Space (feet)
200-499	1	100
500-899	3	130
Over 899	5	150

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

4.86 ac.

5% of lot size.

Transportation

Street Classification: Rehobeth Church Road - Minor Thoroughfare.
Glendale Drive – Collector Street.

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

Traffic Counts: Rehobeth Church Road ADT = 2,200 (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: Yes, GTA Route 12A (South Town Connector) adjacent to subject site, along Glendale Drive.

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

Street Connectivity: N/A.

Other: N/A.

IMPACT ANALYSIS

Land Use Compatibility

The proposed **CD-RM-18 (Conditional District, Residential Multifamily)** 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 (3-5 d.u./acre)** and **Mixed Use Residential**. The requested **CD-RM-18 (Conditional District, Residential Multifamily)** zoning district is generally inconsistent with the Low Residential GFLUM designation, however the applicant has concurrently submitted a request to amend the GFLUM designation on the subject site to **Mixed Use Residential** which, if approved, would resolve this inconsistency.

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.

Mixed Use Residential: This designation applies to neighborhoods or districts where the predominant use is residential and where substantial, compatible local-serving nonresidential uses may be introduced. Such use mixes are typically found in older, in-town neighborhoods that accommodate "corner stores" and other local services, as well as in newly developed traditional neighborhood developments (TNDs). This district is also applied in areas suited to a diverse mix of housing types and densities. Ensuring that buildings are of the appropriate scale and intensity is critical.

Comprehensive Plan Amendment History

Case #	Date	Request Summary
n/a	n/a	n/a

Applicant Stated Reasons for Request

"The change is needed to allow for the zoning approval and construction of 72 multi family units. Current zoning is for single family. The request is justified because of the overwhelming need for Workforce Housing and a shift in residential needs to more multi family units."

Explain in detail the conditions that you think may warrant a Plan Amendment – Per Applicant and Application

"Changes in socioeconomic conditions have created an environment where Workforce Housing has significantly increased in demand. The development pattern in this area has changed as a result with less single family being a viable economic alternative."

COMPREHENSIVE POLICY PLAN ANALYSIS

Need for Proposed Change

The requested zoning would allow uses that are incompatible with the subject site's current GFLUM categories, **Low Residential (3-5 d.u./acre)** and **Mixed Use Residential**. The requested GFLUM amendment to **Mixed Use Residential** would eliminate that potential inconsistency.

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

At their February 19th, 2014 meeting, the Planning Board was asked to consider and comment on the requested change to the GFLUM as discussed above. The Planning Board commented that this is a logical change in the land use as it is an expansion of a Mixed-Use Residential to an intersection with good connectivity.

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.

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 E) Work at the neighborhood level to reconnect neighborhoods to jobs and services, promote "Desirable Infill Development" and redevelop major corridors to strengthen adjacent 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, GFLUM amendment and development with owners of surrounding properties.

Planning

The 4.86-acre subject property is currently largely undeveloped with one single-family dwelling. The properties to the north, east and south of the subject site are zoned R-5 (single family dwellings) and the property west of the subject property is zoned RM-8 (multi-family).

The applicant has requested to rezone the site to CD-RM-18 (Conditional District-Residential Zoning Commission Public Hearing Page 7 of 8 March 10, 2014

Multi-Family) to allow a maximum of 72 residential unit, with particular focus on multifamily development. Additionally the request would limit the height of all structures to a maximum of three stories.

The majority of the property is designated as Low Residential, with a smaller portion designate Mixed Use Residential on the Generalized Future Land Use map (GFLUM). The Low Residential designation is intended to include single-family neighborhoods as well as other compatible housing types that can be accommodated within a three to five units per acre density range. The Mixed-Use Residential designation applies to neighborhoods or districts where the predominant use is residential and where substantial, compatible local-serving nonresidential uses may be introduced. Concurrent with this rezoning request, the applicant is also requesting a Comprehensive Plan amendment to change the GFLUM designation of the entire site to Mixed Use Residential.

The proposed request supports the Comprehensive Plan's Reinvestment/Infill goal to promote sound investment in Greensboro's urban areas and also promotes the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing. The limitation on total number of units and maximum height of buildings, in conjunction with the moderate sloping topography of the site are designed to limit impacts on surrounding residential areas.

This site is in relative close proximity to Business Interstate 85 and continues a trend of new multifamily area with varying residential densities as reflected with properties to the west and south of the proposed request. The Mixed Use Residential designation that includes part of this property and all of the properties to the west and south also supports a variety of residential densities.

STAFF RECOMMENDATION

Staff recommends **approval** of the requested **CD-RM-18** (Conditional District-Residential Multifamily) zoning district.