



Z-14-04-001

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

Zoning Commission Hearing Date: April 14, 2014

GENERAL INFORMATION

APPLICANT Tom Terrell for Judy Greene Smith

HEARING TYPE **Original Zoning**

REQUEST **County AG (Agriculture) to City CD-RM-18**
(Conditional District-Residential Multi-Family)

CONDITIONS

1. The maximum number of dwelling units shall not exceed 120.
2. Buildings shall not exceed three stories in height.

LOCATION **Portions of 4104 & 4106 South Elm-Eugene Street,**
generally described as south of Wolfetrail Road and west of
South Elm-Eugene Street.

PARCEL ID NUMBER(S) **7861581129 & 7861581547**

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 ~8.00 Acres

TOPOGRAPHY Primarily Flat

VEGETATION Residential

SITE DATA

Existing Use	Vacant
Adjacent Zoning	Adjacent Land Uses
N City CD-RM-26 (Conditional District-Residential Multi-Family)	CD-RM-26: Vacant
City CD-C-M (Conditional District Commercial-Medium)	City CD-C-M: Convenience Store with Fuel Pumps

- E County RS-30 (Residential Single-Family) Single-family dwellings
- W County RS-30 (Residential Single-Family) Single-family dwellings
& County AG (Agriculture)
- S County AG (Agriculture) Place of Religious Assembly

Zoning History

Case #	Date	Request Summary
N/A	N/A	Not currently in the City limits.

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (County AG)	Requested (City CD-RM-18)
Max. Density:	N/A	A maximum density of 18.0 units per acre or less.
Typical Uses	Primarily intended to accommodate uses of an agricultural nature, including farm residences and farm tenant housing. It also accommodates scattered non-farm residences on large tracts of land.	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

Floodplains ➤ 2000 FT

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 much be treated.

Utilities

- Potable Water Water and sewer will need to be extended to serve this site. Contact Kenny Treadway 336-373-2897 for a water sewer feasibility report. Capacity is in line with information provided.
- Waste Water Water and sewer will need to be extended to serve this site. Contact Kenny Treadway 336-373-2897 for a water sewer feasibility report. Capacity is in line with information provided.

Airport Noise Cone

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

Landscaping Requirements

30-10-2.2 Street Planting Yards – South Elm-Eugene and Wolfetrail Rd.

- (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 Church property – 5’ wide Vehicular Use Area buffer yard between vehicular use areas and boundary line. 2 understory trees and 18 evergreen shrubs per 100 linear feet.

Adjoining Single-Family - Type C buffer yard. Average width 15’; 2 canopy trees, 3 understory trees, and 17 shrubs per 100 linear feet.

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

8.0 ac.

10% of lot size.

Transportation

- Street Classification: South Elm-Eugene Street - Major Thoroughfare.
Wolfetrail Road – Local Street.
- Site Access: All access must be designed and constructed to the City of Greensboro standards.
- Traffic Counts: South Elm-Eugene Street ADT – 8,000 (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-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 **Mixed Use Residential**. The requested **CD-RM-18 (Conditional District, Residential Multifamily)** zoning district, as conditioned, is generally consistent with the Mixed Use Residential GFLUM designation. In addition, the Growth Strategy Map designates this location as being within the South Elm-Eugene St / I-85 **Activity Center** and **Growth Tier 1, Current Growth Area (2013 – 2019)**.

Connections 2025 Written Policies

Land Use, Goal 4.3 - Growth at the Fringe: Provide a development framework for the fringe that guides sound, sustainable patterns of land use, limits sprawl, protects rural character, evidences sound stewardship of the environment, and provides for efficient provision of public services and facilities as the City expands. Development will increase density and mix land uses at a pedestrian scale with sidewalks, bikeways, and where possible, public transit.

Policy 4F - Initiate a fringe area growth management framework comprising the following elements:

- Create a Fringe Area Land Use Plan
- Establish a “tiered” approach that designates growth areas for staged development, annexation, and extension of public facilities
- Define specific criteria for water and sewer extensions and annexations
- Initiate designation of the fringe as Greensboro's extraterritorial jurisdiction
- Establish a proactive plan to provide infrastructure in advance of development

Policy 4G - Improve the quality and patterns of development through incentives and regulatory guidelines.

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.

Community Facilities, Services, and Infrastructure, Goal 9: Provide community facilities, services, and infrastructure in a cost-effective manner to meet citizens' needs, contribute to quality of life, and support desired land use patterns.

Policy 9A - Proactively target infrastructure (water/sewer) extensions to support desired land use patterns.

Connections 2025 Map Policies

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.

Activity Center: Activity Centers are existing or anticipated future concentrations of uses that function as destinations or hubs of activity for the surrounding area. Typically located in areas of mixed use shown on the Generalized Future Land Use Map, such centers are intended to include features such as a mix of higher intensity uses (housing, retail, office, etc.), compact development patterns, and pedestrian and transit linkages. A one-half mile radius (considered the limit of a comfortable walk) is shown around each activity center except for the Downtown, which functions as an activity center for the entire City. It should be noted that the locations shown on the Generalized Future Land Use Map are conceptual and do not preclude the development of Activity Centers in other locations where they would support the goals and policies of the Comprehensive Plan.

Growth Tier 1, Current Growth Area (2013 – 2019): Where infrastructure systems are in place, can be economically provided and/or will be proactively extended and where continued annexation and consolidation of the City's development pattern shall be encouraged over the next six years.

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 annexation, original rezoning, and proposed multi-family development with owners of surrounding properties. In the absence of an existing transit route adjacent to or near the subject site, long term quality of life for residents of this proposed multi-family development would be greatly enhanced by provision of covered, secure bicycle parking facilities.

Planning

This original zoning request is associated with a utility agreement and voluntary annexation petition signed by the owner. Under the City's current water and sewer policy, adopted April 2013, any property connecting to the City's water or sewer facilities must be annexed into the City.

The portions of the properties subject to this request are currently vacant. The contiguous properties located to the east, west, and south are outside the City limits and are zoned County Agriculture (a place of religious assembly) and County RS-30 (single family dwellings). To the

north the zoning transitions to City CD-RM-26 (vacant) and City CD-C-M (convenience store with fuel pumps).

The applicant has requested original City zoning of CD-RM-18 (Conditional District-Residential Multi-Family) to allow a maximum of 120 residential units, with particular focus on multifamily development. Additionally, the request limits the height of all structures to a maximum of three stories.

The properties included with this request are designated as Mixed Use Residential on the Generalized Future Land Use map (GFLUM). 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.

The site's close proximity to a significant highway interchange and connection to a designated Activity Center supports higher density residential development. This request is also in line with current development trends in the area that includes more intense residential development (CD-RM-26 with multifamily of 20 units/acre density) and commercial development to the north of the proposed request.

Approving this request will help provide a development framework for the fringe that guides sound, sustainable patterns of land use, limits sprawl, protects rural character, evidences sound stewardship of the environment, and provides for efficient provisions of public services and facilities as the City expands.

Staff finds this original zoning request to be consistent with the applicable provisions of the Comprehensive Plan, the Zoning Ordinance and the development pattern of the surrounding area.

STAFF RECOMMENDATION

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