



Z-14-08-007

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

Zoning Commission Hearing Date: August 11, 2014

GENERAL INFORMATION

APPLICANT Henry Isaacson, Attorney at Law on behalf of KRC Greensboro Limited Partnership (KISCO)

HEARING TYPE Rezoning Request

REQUEST **RM-12** (Residential Multi-Family) to **CD-RM-12** (Conditional District-Residential Multi-Family)

CONDITIONS

1. Uses shall be limited to the following:
 - a. Existing (as of August 11, 2014) three-story assisted living facility with a maximum of eighty (80) units.
 - b. Existing (as of August 11, 2014) one-story assisted living facility with a maximum of ten (10) units.
 - c. A maximum of fourteen (14) new age-restricted, multifamily residential dwellings after August 11, 2014, limited to a maximum height of one story.
2. The existing (as of August 11, 2014), one hundred and fifty (150) foot wide landscaped buffer along North Elm Street will be maintained.
3. In conjunction with the initial phase of any new construction, a seven (7) foot tall fence will be constructed along the southern boundary of the property, where permitted. The fence will be continuous (no breaks) and will be comprised of faux iron with brick pilasters. Where adjoining property owners have an existing fence the new fence will be constructed behind the existing fence with no gaps for cross access.
4. Any work associated with the new construction shall only occur between the hours of 8:00 am and 6:00 pm, and will not occur any time on weekends or holidays, except in the case of emergency or as required by governmental entity.
5. All storm water management devices, as required by the site plan approval process, to properly convey surface runoff, shall be located solely on property owned by KRC Greensboro Limited Partnership as of the time of construction, and in no instance on any adjoining single family residential property.
6. There shall be a thirty (30)foot wide vegetative buffer along the entire southern boundary of the property, consisting of undisturbed vegetation supplemented with additional plantings in order to achieve a consistent visual screen equivalent to a Type B planting yard. This vegetative screening area shall be inspected and approved by the City

Forester prior to any disturbance or grading activities.

LOCATION **3504 Flint Street**, generally described as the eastern corner of the intersection of North Elm Street and Flint Street and west of Henry Street.

PARCEL ID NUMBER(S) **7866632764**

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

TRACT SIZE ~12.5 Acres

TOPOGRAPHY Undulating

VEGETATION Non-Residential

SITE DATA

Existing Use	Senior Community
Adjacent Zoning	Adjacent Land Uses
N R-5 (Residential Single-Family)	Single family dwellings
E R-5 (Residential Single-Family)	Park
W RM-12 (Residential Multi-Family)	Multifamily dwellings
S R-3 (Residential Single-Family)	Single family dwellings

Zoning History

Case #	Date	Request Summary
N/A	N/A	The property addressed 3504 Flint Street has been zoned RM-12 since the July 2010 adoption of the Land Development Ordinance (LDO). Prior to the LDO, the property was also zoned RM-12.

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (RM-12)	Requested (CD-RM-12)
Max. Density:	12.0 units per gross acre	12.0 units per gross acre
Typical Uses	Primarily intended to accommodate multi-family and similar residential uses.	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

The subject site is located within the North Elm Street Visual Corridor Overlay Zone, which prohibits establishment of new outdoor advertising signs.

Environmental/Soils

Water Supply Watershed Site drains to North Buffalo Creek

Floodplains >2000ft

Streams Possible stream onsite, must be identified. If stream is perennial or intermittent with High Density development, a 50ft stream buffer measured from top of bank applies.

Other: If >1acre 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

n/a

Landscaping Requirements

There shall be a thirty foot wide vegetative buffer along the entire southern boundary of the property, consisting of undisturbed vegetation supplemented with additional plantings in order to achieve a consistent visual screen equivalent to a Type B planting yard. This vegetative screening area shall be inspected and approved by the City Forester prior to any disturbance or grading activities.

Table 10–3: Planting Yard Dimensions and Landscaping						
Planting Yard Type	Average Width (feet)	Minimum Width (feet)	Maximum Width (feet)	Canopy Trees (per 100 linear feet)	Understory Trees (per 100 linear feet)	Shrubs (per 100 linear feet)
A	45	35	70	4	10	33
B	25	20	45	3	5	25

Parking Lot 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:

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

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.

Street Planting Yards

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 (as 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 allowed driveways

Tree Preservation Requirements

Acreage	Requirements
12.5 ac.	10% of lot size

Transportation

Street Classification:	Flint Street – Collector Street. North Elm Street – Major Thoroughfare. Henry Street – Local Street.
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 exist along the North Elm Street frontage of this property.
Transit in Vicinity:	Yes, GTA Route 3 (North Elm Street) is adjacent to subject site, along Flint Street.
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-12 (Conditional District, Residential, Multi-Family 12 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)** with a small corner designated **Low Residential (3-5 d.u./acre)**

and The requested **CD-RM-12 (Conditional District, Residential, Multi-Family 12 du/ac)** zoning district is consistent with the **Moderate Residential (5-12 d.u./acre)**.

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 (3-5 d.u./acre): 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.

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 is encouraged.

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 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.

Goal F) Provide opportunities for job training, mentoring, education and job creation.

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.

Sustainability Action Plan

Element 1) Transportation and Land Use:

Policy 1) Encourage increased density, a mix of land uses and more integrated links between transportation and land use through changes to Greensboro's Comprehensive Plan, Development Ordinance and other related plans.

Element 2) Green Jobs and Buildings:

Policy 3) Develop a coordinated City program to provide technical support, energy audits and education and outreach to increase energy efficiency and conservation in commercial and residential buildings.

Policy 4) Use a combination of code changes, incentives, partnerships and education to promote green building in Greensboro.

Policy 6) Promote more efficient use of water through education, partnerships and pilot projects.

Element 3) Waste Reduction and Recycling:

Policy 7) Employ a combination of expanded recycling infrastructure, regulations and incentives to increase Greensboro's solid waste diversion and recycling rates.

Element 6) Education and Outreach:

Policy 11) Provide technical support, awards and recognition to individuals and organizations furthering Greensboro's energy and sustainability efforts.

Other Plans

N/A

STAFF/AGENCY COMMENTS

Community Development

Applicant is strongly encouraged to discuss this proposed rezoning, and development with owners of surrounding properties, and with representatives of the New Irving Park Neighborhood, within which the subject site is located.

Planning

The 12.5-acre subject property is currently developed as a senior living facility. Properties to the north of the subject site, across Fawcett St, are zoned R-5 (single family dwellings). East of the request, along Henry Street, is also zoned R-5 (park). South of the request, along North Elm and Field Streets, the zoning transitions to R-3 (single family dwellings). The property west of the subject property, across Flint street, is zoned RM-12 (multifamily dwellings).

The applicant has requested to rezone the site to CD-RM-12 (Conditional District-Residential Multi-Family) to provide additional housing options for this senior living community and has provided a number of conditions to reduce potential impacts on adjacent residential neighbors.

The property is currently designated as Moderate Residential on the Generalized Future Land Use map (GFLUM), which is intended to accommodate housing types ranging from small-lot, single-family detached and attached single-family dwellings such as townhomes to moderate density, low rise apartment dwellings.

The proposed request supports the Comprehensive Plan's Reinvestment/Infill goal to promote sound investment in Greensboro's urban areas and the Housing and Neighborhoods goal to 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.

Staff finds this rezoning request 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-12**(Conditional District-Residential Multi-Family) zoning district.