



Z-15-03-004

City of Greensboro Planning Department Zoning Staff Report and Plan Amendment Evaluation

Zoning Commission Hearing Date: March 9, 2015

GENERAL INFORMATION

APPLICANT	Beacon Management Corporation
HEARING TYPE	Rezoning Request
REQUEST	Request from R-3 (Residential Single-Family) to CD-RM-12 (Conditional District-Residential Multifamily)
CONDITIONS	<ol style="list-style-type: none">1. Building materials shall consist of at least 50% brick, stone, and/or other masonry materials.2. Density will be limited to a maximum of 130 dwelling units.3. Building height shall be limited to a maximum of two stories.
LOCATION	3525 & 3527 Lewiston Road
PARCEL ID NUMBER(S)	7836377608 & 7836387097
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). 76 notices were mailed to those property owners in the mailing area.
TRACT SIZE	~16.37 Acres
TOPOGRAPHY	Undulating
VEGETATION	None

SITE DATA

Existing Use	Undeveloped	
	Adjacent Zoning	Adjacent Land Uses
N	R-3 (Residential Single Family)	Single family dwellings
E	R-3 (Residential Single Family)	Single family dwellings
W	CD-RM-12 (Conditional District Residential Multifamily) & R-3 (Residential Single Family)	Undeveloped and Single family dwellings

S O (Office)

Single family dwellings

Zoning History

Case #	Date	Request Summary
N/A	N/A	The subject property has been zoned R-3 since the adoption of the Land Development Ordinance in July 2011. Prior to the adoption of the LDO, the property was zoned RS-12.

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (R-3)	Requested (RM-12)
Max. Density:	A maximum of 3.0 units per acre.	A maximum of 12.0 units per acre.
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

A small portion of the subject property is located within the Scenic Corridor Overlay District 1 (SCOD-1) of the Greensboro Urban Loop. Consult the Scenic Corridor Overlay Districts Design Manual, for detailed applicable requirements and design guidelines.

The subject site is also partially located within the AO, Airport Overlay District 60 decibel noise level noise cone of the Piedmont Triad International Airport. The Airport Overlay prohibits new residential uses with densities greater than 1 unit per acre. However, because the tract is split by the boundary of the AO District, development on the entire tract is considered exempt from the provisions of this overlay district, provided that exemption would not adjust the boundary line for the overlay by more than 600 feet.

Environmental/Soils - Site drains to South Buffalo Creek

Water Supply Watershed Site drains to Greensboro Watersupply Watershed, Brush Creek Watershed

Floodplains N/A

Streams Streams on site must be identified. Intermittent and Perennial streams require a 50ft stream buffer measured from top of bank each side of stream.

Other: Site must meet current Watershed requirements, water quality and water quantity must be addressed. Site is located within the 5 mile statue radius of the PTI Airport. No BMP's are allowed that hold a normal pool elevation unless engineer proves no other device will function properly.

Utilities

Potable Water Available

Waste Water Sewer will need to be extended to this site, request a feasibility from Kenny Treadway 336-373-2897, water and sewer flow tracking and conformation is also necessary contact Shane Messer 336-574-3550.

Airport Noise Cone

The subject property is partially located in the 60DNL noise cone overlay zone.

Transportation

Street Classification: Lewiston Road – Minor Thoroughfare.
Fleming Road – Major Thoroughfare.

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

Traffic Counts: Lewiston Road ADT = 6,187 (GDOT, 2013).

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: No TIS required per TIS Ordinance.
(TIS)

Street Connectivity: N/A.

Other: N/A.

IMPACT ANALYSIS

Land Use Compatibility

The proposed **CD-RM-12 (Conditional District Residential Multifamily)** zoning, as conditioned, 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 Corporate Park**. The requested **CD-RM-12 (Conditional District, Residential Multi-Family, 12 du/ac)** zoning district, as conditioned, is generally inconsistent with the **Low Residential (3-5 d.u./acre) designation**, however the applicant has concurrently submitted a request to amend the GFLUM designation on that portion of the subject site to **Mixed Use Corporate Park** 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 4B: Target capital investments to leverage private 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.

Policy 4D: Identify potential opportunities and selectively target, plan and promote development/reuse initiatives.

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 5E: Improve the aesthetic quality of publicly owned and maintained 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: 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 Corporate Park: This designation is intended for large tracts of undeveloped land near the City’s fringe that are appropriate for well planned, larger scale business/employment parks with supporting uses such as retail, hotels, and residential. Primary uses such as office, flex office, technology research and development, light manufacturing, distribution, and assembly should be placed in a campus-like or “corporate park” setting with generous, linked open space to maximize value and to promote visual quality and compatibility with the surrounding area. Pedestrian-friendly features such as buildings placed near the street, sidewalks, and trails leading to nearby uses such as retail and housing should be encouraged.

Comprehensive Plan Amendment History

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

Applicant Stated Reasons for Request

“The requested map amendment is being sought to develop an attractive residential apartment community of modest density.”

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

“As stated previously, this amendment is being requested to develop a very attractive multi-family apartment community. This area of NW Greensboro is seeing a large amount of growth from a commercial as well as residential standpoint yet it is dramatically underserved by multi-family housing. This area is a wonderful economic opportunity for the City of Greensboro but there is a need for multi-family housing to compliment the commercial growth.”

COMPREHENSIVE PLAN POLICY ANALYSIS**Need for Proposed Change**

The requested **CD-RM-12 (Conditional District, Residential Multi-Family, 12 du/ac)** zoning, as conditioned, would allow uses that are incompatible with the portion of the subject site currently designated in the GFLUM as **Low Residential (3-5 d.u./acre)**. If approved, the requested GFLUM amendment to **Mixed Use Corporate Park** would resolve this 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 18th, 2015 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 the proposed change resolves a ‘split-parcel’ designation. Proximity to the airport and the noise cone support the proposed revision to Mixed Use Corporate Park. The Board raised concerns about the impact of this change, to trigger additional changes in proximity to this development site, and the possibility of multi-family residential uses in proximity to the noise cone. The Board came to a consensus that the proposed change to mixed use corporate park is in keeping with the intent of the Comprehensive Plan.

CONFORMITY WITH OTHER PLANS**City Plans*****Consolidated Plan 2010-2014: Plan for a Resilient Community*****Principle 1 – Provide More Transportation Options:**

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 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 ANALYSIS AND RECOMMENDATION

Community Outreach

Applicant is strongly encouraged to discuss this proposed rezoning and development with owners of surrounding properties and with representatives of The Cardinal neighborhood within which the subject site is located.

Staff Analysis

The subject property is 16.37 acres and is currently undeveloped. The properties to the north, west, and east of the subject site are zoned R-3 (single family and undeveloped) and CD-

RM-12 (undeveloped). The properties south of the subject site, across Lewiston Road, are zoned O (single family residential and undeveloped).

The applicant has requested to rezone the site to CD-RM-12 (Conditional District-Residential Multi-family) to construct a maximum of 130 dwelling units. A portion of the subject property is located within the Airport Overlay District. The Airport Overlay prohibits new residential uses with densities greater than 1 unit per acre. However, when a tract is split by the boundary of the AO District, development of the entire tract may be considered exempt from this prohibition as long as the boundary line for this overlay is not adjusted more than 600 feet from the location as shown on the Zoning Map. This was intended to allow unified development of larger tracts in this area for more proficient provision of public services.

The property is currently designated as both Low Residential and Mixed Use Corporate/Business Park 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 Corporate/Business Park designation is intended for large tracts of undeveloped land near the City's fringe that are appropriate for well planned, larger scale business/employment parks with supporting uses such as retail, hotels, and residential. The applicant has submitted a GFLUM amendment with this rezoning request to classify the entire area as Mixed Use Corporate/Business Park consistent with the introduction of the supporting residential multifamily use.

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.

Existing commercial services are available in close proximity to serve future residents of the proposed development and the area will likely to see both additional business and residential development in the future.

Staff Recommendation

Staff recommends **approval** of the requested **CD-RM-12 (Conditional District-Residential Multifamily)** zoning district.