



Z-15-06-005

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

Zoning Commission Hearing Date: June 8, 2015

GENERAL INFORMATION

APPLICANT	Spark Development on behalf of Mary H. Settle Estate
HEARING TYPE	Rezoning Request
REQUEST	R-3 (Residential Single-Family) to PUD (Planned Unit Development)
CONDITIONS	1. Uses shall be limited to a maximum of 27 single family dwellings and accessory uses. 2. Single family dwelling shall not exceed two stories in height.
LOCATION	4006 Lawndale Place, 4111 & 4113 Lawndale Drive
PARCEL ID NUMBER(S)	7856461002; 7856460184; 7856369019
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). 49 notices were mailed to those property owners in the mailing area.
TRACT SIZE	~2.36 Acres
TOPOGRAPHY	Primarily flat
VEGETATION	None

SITE DATA

Existing Use	Vacant and single family dwellings	
	Adjacent Zoning	Adjacent Land Uses
N	R-3 (Residential Single-Family)	Single family dwellings
E	R-3 (Residential Single-Family)	Single family dwellings
W	R-3 (Residential Single-Family)	Single family dwellings
S	R-3 (Residential Single-Family)	Single family dwellings

Zoning History

Case #	Date	Request Summary
N/A	N/A	The subject property has been zoned R-3 (Residential Single-Family) since the adoption of the Land Development Ordinance July 1, 2010. Prior to implementation of the LDO the property was zoned RS-12 (Residential Single-Family).

ZONING DISTRICT STANDARDS

Zoning District Designation:	Existing (R-3)	Requested (PUD)
Max. Density:	A maximum of 3.0 units per acre.	N/A
Typical Uses	Primarily intended to accommodate low density single-family detached residential development.	Primarily intended to allow a diverse mixture of residential and/or nonresidential uses and structures that function as cohesive and unified projects.

District Summary *

**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 Greensboro Watersupply watershed

Floodplains N/A

Streams N/A

Other: Water Quality and water quantity must be addressed. Maximum built upon area per watershed density is 70%. If high density development is proposed, all the proposed development must drain and get treated by a water quality device. 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 Available

Airport Noise Cone
n/a

Landscaping & Tree Preservation Requirements

Conditions imply that uses shall be limited to single family detached homes and accessory uses. Landscaping and tree conservation are not applicable to single family detached homes.

Transportation

Street Classification:	Lawndale Drive – Major Thoroughfare. Lawndale Place – Local Street.
Site Access:	All access(s) must be designed and constructed to the City of Greensboro standards.
Traffic Counts:	Lawndale Drive ADT = 20,476 (GDOT, 2014).
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 Lawndale Drive frontage of this property.
Transit in Vicinity:	Yes, GTA Route 17 (Lawndale Drive) is adjacent to subject site, along Lawndale Drive.
Traffic Impact Study: (TIS)	No TIS required per TIS Ordinance.
Street Connectivity:	N/A.
Other:	N/A.

IMPACT ANALYSIS

Land Use Compatibility

The proposed **PUD (Planned Unit Development)** 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 designates this location as **Low Residential (3-5 d.u./acre)**. The requested **PUD (Planned Unit Development)** zoning district, as conditioned, allows a residential density that is generally inconsistent with the **Low Residential (3-5 d.u./acre)** GFLUM designation. As such the applicant has concurrently submitted a request to amend the GFLUM designation on the subject site to **Moderate Residential (5-12 d.u./acre)** which, if approved, would resolve this inconsistency. The Growth Strategy Map designates the subject site as being within the **Cone Mills Reinvestment Area**.

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 Neighborhood, 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 7A: Target city investment and regulatory policies for economic development.

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.

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.

Comprehensive Plan Amendment History

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

Applicant Stated Reasons for Request

“We are creating a Pocket Neighborhood with single family detached homes of smaller size. We would need to change from Low Density to Moderate Density and rezone from R-3 to PUD. This modification would eliminate 2 driveway cuts on Lawndale Drive. We would create new residential alternatives close to the park.”

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

“Pocket Neighborhoods are something new and an idea Greensboro should grasp. Single family, smaller homes with a sense of community, for new home buyers as well as empty nesters, downsizing. Affordable with low maintenance and common areas maintained by association. We are taking a large (2.36 acre) site w/ 2 houses and creating a community. The current GFLUM Category would not permit the density we are proposing.”

COMPREHENSIVE POLICY PLAN ANALYSIS

Need for Proposed Change

The requested zoning would allow uses that are incompatible with the subject site’s current **Low Residential (3-5 d.u./acre)** GFLUM category. The requested GFLUM amendment to **Moderate Residential (5-12 d.u./acre)** 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 May 20, 2015 meeting, the Planning Board was asked to consider and comment on the requested change to the GFLUM as discussed above. The Planning Board made the following comments regarding the requested GFLUM amendment:

- Completion of the Urban Loop will change development pressures in the area;
- Concerns were raised about the density sticking out like a sore thumb;
- Request is not consistent with the existing neighborhood density or surrounding development patterns;
- The request appears to be too dense for the surrounding area;
- Concerns were raised about increasing the density of development in proximity to Country Park that could trigger additional development pressures in the vicinity; and
- The proposed change in allowed density may support 'pocket style' development, but it is still unclear if this new concept will be embraced as an infill strategy.

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 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 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 the nearby Lawndale/Lake Jeanette neighborhood.

Based on the proximity of the subject site to the Battleground Parks District and the Atlantic & Yadkin Greenway, long term quality of life for future residents of this proposed residential development would be greatly enhanced by provision of secure, convenient bicycle parking, and by improved bicycle and pedestrian connectivity to these major regional assets.

Staff Analysis

This 2.36-acre subject site is currently vacant along Lawndale Place and developed with single family dwellings facing Lawndale Drive. North, west, south and east of the request are single family dwellings (zoned R-3).

The Generalized Future Land Use Map designates this site as Low Residential. This category includes Zoning Commission Public Hearing

the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within a density range of 3 to 5 dwelling units per gross acre. With this rezoning request the applicant has also submitted a GFLUM amendment to classify the area as Moderate Residential to accommodate medium intensity residential development. The Moderate Residential designation 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.

The PUD request, as conditioned, limits uses only to single family dwellings of no greater than two stories in height. The requested site is also in close proximity to a large public park and greenway and provides new housing options to complement the established single family development in close proximity. The proposed request supports the Comprehensive Plan's 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. The request also includes measures (use and height restrictions) to limit potential negative impact on surrounding properties.

This request is consistent with the intent and purpose of the zoning code, the Comprehensive Plan (Connections 2025) and is generally compatible with the existing development and trend in the surrounding area.

Staff Recommendation

Staff recommends **approval** of the requested **PUD** (Planned Unit Development) zoning district.