



Z-15-07-004

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

Zoning Commission Hearing Date: July 13, 2015

GENERAL INFORMATION

APPLICANT	RJSWE Holdings
HEARING TYPE	Rezoning Request
REQUEST	R-3 (Residential Single-Family) to CD-RM-18 (Conditional District-Residential Multifamily)
CONDITIONS	1. The maximum number of dwelling units shall not exceed 12 dwelling units per acre.
LOCATION	3333 & 3343 Spring Street
PARCEL ID NUMBER(S)	7876744819 & 7876755411
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). 118 notices were mailed to those property owners in the mailing area.
TRACT SIZE	~8.64 Acres
TOPOGRAPHY	Undulating
VEGETATION	None

SITE DATA

Existing Use	Single family dwelling and vacant property	
	Adjacent Zoning	Adjacent Land Uses
N	R-3 (Residential Single-Family)	Undeveloped
E	R-3 (Residential Single-Family)	Single family dwellings and vacant property
W	R-5 (Residential Single-Family)	Single family dwellings
S	R-5 (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 in July 2010. Prior to the adoption of the LDO, the property was zoned RS-12.

ZONING DISTRICT STANDARDS

Zoning District Designation:	Existing (R-3)	Requested (CD-RM-18)
Max. Density:	3.0 units per acre or less	18.0 units per acre or less
Typical Uses	Primarily intended to accommodate low-density single-family detached residential developments.	Primarily intended to accommodate multi-family and similar residential uses.

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 North Buffalo Creek, Jordan Branch, non-watersupply watershed
Floodplains	On site, any disturbance within the FEMA 1% Special Flood Hazard Area requires a Floodplain Development Permit.
Streams	Perennial stream onsite. A 50ft stream buffer is required measured from top of bank each side of stream.
Other:	If >1acre is disturbed and Built Upon Area is increased, site must meet current Phase 2 requirements. Water Quality and water quantity must be addressed

Utilities

Potable Water	Available
Waste Water	Available

Airport Noise Cone

n/a

Landscaping & Tree Preservation Requirements

Street Yard: Street planting yards must be installed abutting public street rights-of-way. 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.

Buffer Yard: Adjacent to residential lot: Type B buffer yard with an average width of 25' that includes 3 canopy trees, 5 understory trees, & 25 shrubs per 100 linear feet.

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 for required parking spaces: 1 canopy tree per 12 spaces

**Tree Preservation Requirements
Acreage**

Requirements

8.64 ac.

10% of lot size required for new development

Transportation

Street Classification: Spring Street – Local Street.
St. Charles Lane – Local Street.

Site Access: All access(s) 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 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 designates this location as **Low Residential (3-5 d.u./acre)**. The requested **CD-RM-18 (Conditional District-Residential Multifamily)** zoning district is generally inconsistent with the **Low Residential (3-5 d.u./acre)** GFLUM designation, however 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.

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

“The intended land uses that are not compatible with the current GFLUM are moderate density residential uses. This amendment to the GFLUM is requested in conjunction with the rezoning request to change the properties’ zoning from R-3 to CD-RM-18.”

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

“The City of Greensboro should approve the requested map amendment because it is consistent with the development patterns in the area. Approximately 400 feet southeast from the property the current GFLUM identifies Moderate Residential Land uses. The applicant believes the requested amendment to the GFLUM is consistent with the intent of the GFLUM.”

COMPREHENSIVE PLAN POLICY ANALYSIS

Need for Proposed Change

The requested **CD-RM-18 (Conditional District, Residential Multi-Family, 18 du/ac)** zoning, as conditioned, would allow uses that are incompatible with the subject site’s current designation in the GFLUM as **Low Residential (3-5 d.u./acre)**. If approved, the requested GFLUM amendment to **Moderate Residential (5-12 d.u./acre)** 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 June 17th, 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 was compatible with the Moderate Residential designation to south of the subject site, though they noted that US Highway 29 forms a natural divider to land uses to the east. The Board expressed concerns about accessing the more intense Moderate Residential uses on streets running through areas of detached, single-family houses, but thought that with required buffering any compatibility issues would be mitigated.

CONFORMITY WITH OTHER PLANS

City Plans

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 Bryson Ridge neighborhood, within which the subject site is partially located, and the nearby Martin Area neighborhood (located to the northwest) and Wilcox neighborhood (located to the northeast).

Long term safety and accessibility for residents and visitors of the subject site would be greatly enhanced by the presence of sidewalks along both sides of Spring Street.

The subject site is located within the area(s) eligible for the following economic development incentive or assistance program(s):

- New Markets Tax Credits (federal), and
- Urban Progress Zone tax credits (state).

Staff Analysis

This 8.64-acre subject site is currently a combination of single family dwellings and vacant property. North and east of the request is zoned R-3 (contain a combination of undeveloped property and single family dwellings). Further to the east, adjacent to US 29, are multifamily dwellings zoned RM-12 and RM-18. South and west of the request is zoned R-5 (contains primarily single family dwellings).

The Generalized Future Land Use Map designates this site as Low Residential. This category includes 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 entire area as Moderate Residential consistent with the proposed density and nearby multifamily projects, oriented towards US-29.

The RM-18 Residential Multifamily zoning district is primarily intended to accommodate multi-family and similar residential uses at a density of 18.0 units per acre or less. However this request has conditioned the maximum number of allowed units to yield a density of 12 units per acre, making the request more in line with existing residential development in the area.

The CD-RM-18 request is consistent with the land uses established in close proximity and the proposed density is compatible with existing adjacent development. 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.

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 **CD-RM-18** (Conditional District-Residential Multifamily) zoning district.