



Z-15-10-005

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

Zoning Commission Hearing Date: October 19, 2015

GENERAL INFORMATION

APPLICANT	Marc Isaacson on behalf of International Greensboro, LLC
HEARING TYPE	Rezoning Request
REQUEST	RM-5 (Residential Multi-Family) to RM-8 (Residential Multifamily)
CONDITIONS	N/A
LOCATION	5856 Old Oak Ridge Road
PARCEL ID NUMBER(S)	7836206176
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). 26 notices were mailed to those property owners in the mailing area.
TRACT SIZE	~35.22 Acres
TOPOGRAPHY	Undulating
VEGETATION	Landscaping and Tree Conservation Areas Associated with Multifamily Development

SITE DATA

Existing Use		Multifamily dwellings
	Adjacent Zoning	Adjacent Land Uses
N	PUD (Planned Unit Development) County-CU-PDM (Conditional District-Planned Development)	Retail sales, services and multifamily dwellings Retail sales and services
E	PUD (Planned unit Development) R-3 (Residential Single-Family)	Retail sales and services Single family dwellings
W	CD-LI (Conditional District-Light Industrial)	Industrial operations
S	CD-RM-8 (Conditional District-Residential Multifamily)	Multifamily dwellings

Zoning History

Case #	Date	Request Summary
N/A	N/A	The subject property has been zoned RM-5 (Residential Multi-Family) since the adoption of the Land Development Ordinance in July, 2010. Prior to the adoption of the LDO the site was zoned RM-5 (Residential Multi-Family).

ZONING DISTRICT STANDARDS

Zoning District Designation:	Existing (RM-5)	Requested (RM-8)
Max. Density:	5.0 units per gross acre	8.0 units per gross acre
Typical Uses	Primarily intended to accommodate duplexes, twin homes, townhouses, cluster housing and similar residential uses.	Primarily intended to accommodate duplexes, twin homes, townhouses, cluster housing 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

The subject site is partially located (western corner) within the SCOD-2 (Scenic Corridor Overlay District 2) of the Greensboro Urban Loop. Consult the Scenic Corridor Overlay Districts Design Manual, for detailed applicable requirements and design guidelines.

The subject site is partially located (western corner) 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.

The subject site is partially located within the Bryan Boulevard Visual Corridor Overlay Zone, which prohibits establishment of new outdoor advertising signs therein.

Environmental/Soils -

Water Supply Watershed	Site drains to Greensboro Watersupply Watershed, Horsepen Creek
Floodplains	If any disturbance is proposed within the FEMA 1% Special Flood Hazard Area, a Floodplain Development Permit will be required
Streams	50ft Jordan stream buffers required, measured from top of stream bank each side. See LDO Chp.30-12-3.9 for stream buffer requirements.
Other:	If any development is proposed, site must meet current watersupply watershed requirements. Maximum BUA for watershed is 70%. Site is also with the PTI 5

statue mile radius, not BMP's are allowed that will hold a normal pool elevation.

Utilities

Potable Water Available

Waste Water Available

Airport Noise Cone

The subject site is located within the 60 decibel noise level noise cone of the Piedmont Triad International Airport.

Landscaping & Tree Conservation Requirements

Lots occupied or to be occupied by single-family detached dwellings or two-family dwellings are exempt from landscaping requirements.

Multi-family, nonresidential and mixed-use development is subject to tree conservation and landscaping requirements, which generally require street planting yards abutting public rights-of-way, buffer planting yards between different land use classifications and parking lot landscaping.

Transportation

Street Classification: Old Oak Ridge Road – Major Thoroughfare.
I-840 – Freeway.

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 **RM-8 (Residential, Multi-Family 8 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 designates this location as **Moderate Residential (5-12 d.u./acre)**. The requested **RM-8 (Residential, Multi-Family 8 du/ac)** zoning district is generally

consistent with the **Moderate Residential (5-12 d.u./acre)** GFLUM designation.

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

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.

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.

Staff Analysis

This 35.22 acre subject site is currently developed with multifamily dwellings. North of the site is a combination of City-PUD and County-CU-PD-M (both projects contain retail sales and services and multifamily adjacent to Old Oak Ridge Road). East of the site the zoning transitions between PUD (vacant) and R-3 (single family dwellings). South of the site is CD-RM-8 (multifamily dwellings). West of the request is zoned CD-RM-8 (multifamily dwellings).

The Generalized Future Land Use Map designates this site as Moderate Residential. 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 density ranges from 5 to 12 dwelling units per acre.

The RM-8, Residential Multifamily district is primarily intended to accommodate duplexes, twinhomes, townhouses, cluster housing and similar residential uses at a density of 8.0 units per acre or less.

The requested RM-8 will rectify the current nonconforming density that exists on the site while remaining compatible with land uses established in close proximity. The proposed request also 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 **RM-8** (Residential Multifamily) zoning district.