



Z-16-05-004

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

Zoning Commission Hearing Date: May 16, 2016

GENERAL INFORMATION

APPLICANT	Total Care Realty on behalf of John and Molly Harmon
HEARING TYPE	Rezoning Request
REQUEST	CD-RM-12 (Conditional District-Residential Multifamily) to R-5 (Residential Single Family)
CONDITIONS	N/A
LOCATION	A portion of 3622 North Church Street
PARCEL ID NUMBER(S)	7866773455
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	~1.8 Acres
TOPOGRAPHY	Primarily flat
VEGETATION	Undeveloped

SITE DATA

Existing Use	Undeveloped	
	Adjacent Zoning	Adjacent Land Uses
N	CD-C-M (Conditional District-Commercial-Medium)	Self storage facility
E	R-5 (Residential Single-Family)	Single family dwellings
W	R-5 (Residential Single-Family)	Single family dwellings
S	R-5 (Residential Single-Family)	Single family dwellings & a place of worship

Zoning History

Case #	Date	Request Summary
2298	5/30/1991	<p>The subject property was rezoned from Residential 120S to Conditional District- Residential 120 with the following conditions:</p> <ol style="list-style-type: none"> 1. Uses limited to open space and passive recreation; 2. To be combined with property to northeast currently zoned CU-Res120; 3. No dwelling units to be constructed on the property. <p>Effective July 1, 1992 with the adoption of the Unified Development Ordinance the zoning district changed to CU-RM-12.</p> <p>Effective July 1, 2010 with the adoption of the Land Development Ordinance the zoning district changed to CD-RM-12.</p>

ZONING DISTRICT STANDARDS

Zoning District Designation:	Existing (CD-RM-12)	Requested (R-5)
Max. Density:	N/A	5.0 units per gross acre
Typical Uses	Subject property currently conditioned for open space and passive recreation only.	Primarily intended to accommodate low-density single-family detached residential developments.

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 non-watersupply watershed, North Buffalo Creek

Floodplains N/A

Streams A 50ft Jordan Lake stream buffer measured from top of bank each side is required for the stream. See LDO Chp. 30-12-3.9 Table 12-5 for Activities and Structures allowed within the stream buffer.

Utilities

Potable Water Available

Waste Water Available

Airport Noise Cone

n/a

Landscaping & Tree Conservation Requirements

There are no requirements for Landscaping or Tree Conservation for sites used for single-family detached dwellings.

Transportation

Street Classification: North Church Street – Major Thoroughfare.
Wind Road – Local Street.

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

Traffic Counts: Church Street ADT = 22,841 (GDOT, 2012)

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: Yes, GTA Route 3 (North Elm Street) is adjacent to subject site along North Church Street.

Traffic Impact Study: No TIS required per TIS Ordinance.
(TIS)

Street Connectivity: N/A.

Other: N/A.

IMPACT ANALYSIS

Land Use Compatibility

The proposed **R-5 (Residential, Single Family – 5 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 **R-5 (Residential, Single Family – 5 du/ac)** zoning district is generally consistent with the **Moderate Residential (5-12 d.u./acre)** GFLUM designation.

Additionally, the Growth Strategy Map designates the subject site as being within the North Elm Street / North Church Street / Pisgah Church Road Activity Center.

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.

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

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.

Activity Center: Activity Centers are existing or anticipated future concentrations of uses that function as destinations or hubs of activity for the surrounding area. Typically located in areas of mixed use shown on the Generalized Future Land Use Map, such centers are intended to include features such as a mix of higher intensity uses (housing, retail, office, etc.), compact development patterns, and pedestrian and transit linkages. A one-half mile

radius (considered the limit of a comfortable walk) is shown around each activity center except for the Downtown, which functions as an activity center for the entire City. It should be noted that the locations shown on the Generalized Future Land Use Map are conceptual and do not preclude the development of Activity Centers in other locations where they would support the goals and policies of the Comprehensive Plan.

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.

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).

Staff Analysis

This 1.8-acre subject site is currently undeveloped. North of the request is currently a self storage facility (zoned CD-C-M). East, south and west of the request are primarily single family dwellings (zoned R-5).

The Generalized Future Land Use Map designates this site as Moderate Residential. The Moderate Residential 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 within a density range of 5 to 12 units per gross acre.

The R-5 district typically accommodates low-density single-family detached residential developments. It also allows nonresidential uses typically associated with residential neighborhoods such as schools and places of worship. This request is consistent with the zoning and established uses in the area and will alleviate a split zoned tract of land.

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

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 **R-5** (Residential Single-Family) zoning district.