



# Z-16-03-004

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

Zoning Commission Hearing Date: June 20, 2016

### GENERAL INFORMATION

<b>APPLICANT</b>	Trinterra LLC on behalf of Lary Thomas Jessup, Raynard Small, Eddie Wright & Todd E. Rotruck
<b>HEARING TYPE</b>	Rezoning Request
<b>REQUEST</b>	<b>R-3</b> (Residential Single-Family) to <b>CD-RM-12</b> (Conditional District-Residential Multifamily)
<b>CONDITIONS</b>	<ol style="list-style-type: none"><li>1. Uses are limited to townhome and single family dwellings.</li><li>2. Dwelling units shall not exceed 145 if developed solely as townhome dwellings.</li><li>3. Dwelling units shall not exceed 90 if developed solely as single family dwellings.</li><li>4. If developed with a combination of single family dwellings and townhome dwellings, maximum units will be limited as follows:<ol style="list-style-type: none"><li>a. Maximum 25 single family dwellings and maximum 94 townhome dwellings <b>or</b></li><li>b. Maximum 50 single family dwellings and maximum 46 townhome dwellings.</li></ol></li></ol>
<b>LOCATION</b>	<b>3619 &amp; 3629 Lewiston Road and 3410 Crimson Wood Drive</b>
<b>PARCEL ID NUMBER(S)</b>	<b>Multiple</b>
<b>PUBLIC NOTIFICATION</b>	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). <b>127</b> notices were mailed to those property owners in the mailing area.
<b>TRACT SIZE</b>	~15.7 Acres
<b>TOPOGRAPHY</b>	undulating
<b>VEGETATION</b>	Wooded and developed

### SITE DATA

<b>Existing Use</b>	Single family dwellings & undeveloped
<b>Adjacent Zoning</b>	<b>Adjacent Land Uses</b>
N R-3 (Residential Single-Family)	Single family dwellings

E	R-3 (Residential Single-Family) O (Office)	Single family dwellings Vacant property & single family dwellings
W	R-3 (Residential Single-Family)	Single family dwellings
S	R-3 (Residential Single-Family)	Single family dwellings & undeveloped property

**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 (LDO) in July 2011. Prior to the adoption of the LDO the property was zoned RS-12 (Residential Single-Family).

**ZONING DISTRICT STANDARDS**

Zoning District Designation:	Existing (R-3)	Requested (CD-RM-12)
Max. Density:	3.0 units per gross acre	12.0 units per gross acre
Typical Uses	Primarily intended to accommodate low density single-family detached residential development.	Conditioned uses limited to townhomes and single family dwellings.

**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 (southeastern corner) within the AO, Airport Overlay District. 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**

Water Supply Watershed	Site drains to Greensboro watersupply watershed, Brush Creek
Floodplains	N/A
Streams	Possible stream feature onsite which must be identified. If feature is either intermittent or perennial a 50ft Jordan Lake stream buffer measured from top of bank each side will apply.

**Utilities**

Potable Water	Available
Waste Water	Sewer will need to be extended/upgraded by the developer to serve this. Contact Kenny Treadway for an infrastructure feasibility 336-373-2897.

**Airport Noise Cone**

The subject property is partially located (southeastern corner) in the 60 decibel noise level noise cone of the Piedmont Triad International Airport.

**Landscaping & Tree Conservation 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 single family residential: Type C buffer yard, with an average width of 15', a minimum width of 10', and a planting rate of 2 canopy trees, 3 understory trees, & 17 shrubs per 100 linear feet.

Parking lot: Trees for required parking spaces: 1 canopy tree per 12 spaces, in islands or medians within the parking lot.  
When adjacent to a vacant lot or a parcel with the same land use code, 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.

**Tree Conservation Acreage**

**Requirements**

15.7 ac. 10% of lot size.

**Transportation**

Street Classification: Lewiston Road – Major Thoroughfare.  
Hickory Woods Drive – Local Street.  
Crimson Woods Drive – Local Street.

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: (TIS) No TIS required per TIS Ordinance.

Street Connectivity: Public street connection to be provided by developer through subject site between Lewiston Road and Crimson Woods

Other: N/A

**IMPACT ANALYSIS****Land Use Compatibility**

The proposed **CD-RM-12 (Conditional District – Residential, Multi-Family – 12 du/ac)** 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 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)** and **Mixed Use Corporate Park** GFLUM designations, however the applicant has concurrently submitted a request (CP 16-01) to amend the GFLUM designations 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 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**

**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.

**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.

**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 change is required to allow for flexible Single Family lot widths and the ability to provide a multi-family product as part of the proposed project. The requested rezoning district is CD-RM-12."

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

"This rezoning request will allow for a lot size and product that is more in line with the existing neighborhoods in this area of the City. There is currently a mix of Single Family, Townhomes and Apartments existing or proposed near this site."

**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 subject site's current designation in the GFLUM as **Low Residential (3-5 d.u./acre)** and **Mixed Use Corporate Park**. If approved, the requested GFLUM amendment (CP 16-01) to **CD-RM-12 (Conditional District-Residential, Multi-Family-12 du/ac)** 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**

The Planning Board reviewed and commented on the GFLUM amendment request CP 16-01 during its meeting on March 16, 2016. The Planning Board expressed concern with the density of the project as proposed. The Board also expressed concern that information and outreach to neighbors had not been sufficient up to that point. The Board stated that they understand the desire to develop the site, and the proposed amendment makes sense, but that additional information about the site development specifics is needed for neighbors.

**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 Cardinal neighborhood, or other applicable neighborhood area(s), within which the subject site is located.

**Staff Analysis**

This 15.7-acre subject site is currently a combination of a single family dwelling and undeveloped property. South, west and north of the request is zoned R-3 (single family dwellings). East of the request the zoning transitions to both R-3 and O (single family dwellings and undeveloped property).

The Generalized Future Land Use Map designates this site as both Low Residential and Mixed Use Corporate Park. The Low Residential 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. The Mixed Use Corporate 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. In conjunction with this rezoning request, the applicant has also filed a Comprehensive Plan amendment to revise the generalized future land use designation to Moderate Residential. The Moderate Zoning Commission Public Hearing

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.

The request, as conditioned, limits uses only to single family residential dwellings and townhomes. The request can diversify the housing stock in this area and serve as a transition between the established single family neighborhoods located west and north of the request and the office zoning (and future nonresidential development) located to the southeast. The request as submitted 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. While the proposed request provides additional housing choices in this area and serves as a reasonable transition in land use intensities, additional consideration for development aspects such as height, building materials and landscaping can further enhance compatibility with adjacent development.

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-12** (Conditional District-Residential Multifamily) zoning district.