



Z-16-10-004

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

Zoning Commission Hearing Date: October 17, 2016

GENERAL INFORMATION

APPLICANT	Joseph Turk
HEARING TYPE	Rezoning Request
REQUEST	R-3 (Residential Single-Family) to CD-RM-8 (Conditional District-Residential Multifamily)
CONDITIONS	1. Use is limited to residential uses only
LOCATION	200 West Cornwallis Drive
PARCEL ID NUMBER(S)	7865677560
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). 104 notices were mailed to those property owners in the mailing area.
TRACT SIZE	~1.07 Acres
TOPOGRAPHY	Primarily flat
VEGETATION	Residential Single Family

SITE DATA

Existing Use		Single family dwelling
	Adjacent Zoning	Adjacent Land Uses
N	R-3 (Residential Single-Family)	Single family dwellings
E	CD-RM-12 (Conditional District-Residential Multifamily)	Multifamily dwellings
W	PUD (Planned Unit Development)	Multifamily dwellings
S	R-5 (Residential Single-Family)	Single family dwellings

Zoning History

Case #	Date	Request Summary
N/A	N/A	The subject property is currently zoned R-3 Residential Single-Family and has been since the adoption of Land Development ordinance (LDO) in July 2010. 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-8)
Max. Density:	3.0 units per gross acre	8.0 units per gross acre
Typical Uses	Primarily intended to accommodate low density single-family detached residential development.	Condition limits use to residential uses only.

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 located within the North Elm Street Visual Corridor Overlay Zone, which prohibits establishment of new outdoor advertising signs therein.

Environmental/Soils

Water Supply Watershed: Site drains to North Buffalo Creek non-watersupply watershed

Floodplains: N/A

Streams: Feature must be identified for any State and Corps permits.

Other: If >1 acre is disturbed and an increase in BUA is to take place, site must meet Phase 2 requirements. Water quality and water quantity must be addressed. BUA must be treated by a State approved water quality BMP.

Utilities

Potable Water: Available

Waste Water: Available

Airport Noise Cone

n/a

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.

Adjacent to vacant property or multi-family residential: Vehicular Use Area buffer yard (see below) between any parking lot or drive aisle and the adjacent property line

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, in islands or medians within the parking lot.

Tree Conservation: 1% of lot size in critical root zone preserved.

Transportation

Street Classification: Cornwallis Drive – Minor Thoroughfare.
North Elm Street – Major Thoroughfare.
Blakeney Place – Private Street.

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

Traffic Counts: Cornwallis Drive ADT = 8,220 (GDOT, 2015).
North Elm Street ADT = 14,934 (GDOT, 2015).

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 Cornwallis Drive frontage of this property.
Transit in Vicinity:	Yes, GTA Route 3 (North Elm St.) is within 0.10 mi of subject site, along North Elm St.
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-8 (Conditional District - Residential, Multi-Family - 8 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)**. The requested **CD-RM-8 (Conditional District - Residential, Multi-Family - 8 du/ac)** zoning, as conditioned, is generally inconsistent with the **Low Residential (3-5 d.u./acre)** Future Land Use designation. However the applicant has concurrently submitted a request to amend the Future Land Use 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 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.

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 property in question, 200 W. Cornwallis, is currently zoned R-3. We, the developers, request a zoning of RM-8 with the condition that maximum of six units be built. These units will become a part of the current Blakeney Community, which consists of first class townhomes.”

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

“We believe that the requested zoning represents the highest and best use of the property in question. The property is sandwiched between a parcel zoned PUD & a parcel zoned RM-12. If the re-zoning is approved it will allow for expansion of the Blakeney Community offering new construction and maintenance free living in a neighborhood with very little of either.”

COMPREHENSIVE PLAN POLICY ANALYSIS

Need for Proposed Change

The requested **CD-RM-8 (Conditional District - Residential, Multi-Family - 8 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 (CP 16-07) 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

The Planning Board reviewed GFLUM amendment request CP 16-07 during its meeting on September 21, 2016. The Planning Board commented that the proposed change fits with the general context of the area and makes sense. The Planning Board also commented that the tie to existing street network makes sense and fits the development pattern in the area.

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 Old Irving Park Neighborhood, within which the subject site is located.

Based on the proximity of the subject site to marked bicycle lanes along West Cornwallis Drive, long term safety and accessibility for future residents, employees, and visitors of this proposed townhome development would be greatly enhanced by provision of secure, convenient bicycle parking.

Staff Analysis

This 1.07-acre subject site is currently developed with a single family dwelling. North and south of the request are single family dwellings (zoned R-3 and R-5). East of the request are multifamily dwellings (zoned CD-RM-12). West of the request are multifamily dwellings (zoned PUD).

The Comprehensive Plan 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 or less. In conjunction with the zoning application, the applicant filed a Comprehensive Plan amendment to revise the future land use category to Moderate Residential. 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.

The property is located between two existing multifamily dwelling projects to the west and east, in which the density exceeds 3 units per gross acre in both projects. Additionally, the application, as conditioned, is limited to residential uses only to ensure compatibility with adjacent single family zoning north and south of the request.

As such, the request is compatible with adjacent residential development and 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.

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-8** (Conditional District-Residential Multifamily) zoning district.