



Z-16-11-005

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

Zoning Commission Hearing Date: November 21, 2016

GENERAL INFORMATION

APPLICANT Trinterra LLC on behalf of Peggie G. Powell

HEARING TYPE Rezoning Request

REQUEST R-3 (Residential Single-Family) to **CD-RM-12** (Conditional District-Residential Multifamily)

CONDITIONS

1. Uses shall be limited to a maximum of 20 residential dwelling units.
2. Exterior lighting shall be limited to a maximum height of 25 feet above finished grade.
3. Facades and rooflines on dwelling units shall include features and material changes to ensure architectural variety.

LOCATION **703 Muirs Chapel Road**

PARCEL ID NUMBER(S) **7845015411**

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). **53** notices were mailed to those property owners in the mailing area.

TRACT SIZE ~2.0 Acres

TOPOGRAPHY Primarily flat

VEGETATION Undeveloped

SITE DATA

Existing Use	Undeveloped
Adjacent Zoning	Adjacent Land Uses
N CD-RM-12 (Conditional District-Residential Multifamily)	Multifamily dwellings
R-3 (Residential Single-Family)	Single family dwellings

E	R-3 (Residential Single-Family)	Single family dwellings
W	R-3 (Residential Single-Family)	Undeveloped
S	CD-RM-12 (Conditional District-Residential Multifamily)	Undeveloped

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 the 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-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.	Primarily intended to accommodate multifamily 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 located within the West Friendly Avenue Visual Corridor Overlay Zone, which prohibits the establishment of new outdoor advertising signs therein.

Environmental/Soils

Water Supply Watershed	Site drains to South Buffalo Creek non-watersupply watershed
Floodplains	N/A
Streams	Possible stream onsite which must be identified. If feature is on the USGS Topo or NC Soils Survey Map, 50ft Jordan stream buffers will apply.
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. Site is also located within the 5 statute mile radius of the PTI Airport. A

BMP that holds a normal pool elevation is deterred.

Utilities

Potable Water Available
Waste Water Available

Airport Noise Cone

n/a

Landscaping & Tree Conservation Requirements

Landscaping:

Street Yards: 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 Yards: Adjacent to Single-Family residential uses: 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 Multifamily uses or vacant parcels: Vehicular Use Area buffer yard (see below) between any parking lot or drive aisle and the adjacent property line.

Parking Lots: 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: For parcel size of 2.0 acres, critical root zone of existing trees to be preserved is 5% of parcel size.

Transportation

Street Classification: Muirs Chapel Road – Minor Thoroughfare.
Hardindale Drive – Local Street.

Site Access:	All access(s) must be designed and constructed to the City of Greensboro standards.
Traffic Counts:	Muir's Chapel Road ADT = 10,416 (GDOT, 2013)
Trip Generation:	No.
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 frontage of this property.
Transit in Vicinity:	Yes, GTA Route 7 (Friendly Avenue) is within 0.20 mi of subject site, along Friendly Avenue.
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-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)**. The requested **CD-RM-12 (Conditional District – Residential, Multi-family – 12 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 change is required to allow for the width of Single Family lot widths to be less than 75' which is current R-3 standard. In addition we would like to include the ability to provide multi-

family attached Townhome style product as part of the proposed project. The requested zoning district is 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 near the site. The site currently adjacent to a CD-RM-12 zoned site.”

COMPREHENSIVE PLAN POLICY ANALYSIS

Need for Proposed Change

The requested **CD-RM-12 (Conditional District – Residential, Multi-family – 12 du/ac)** zoning would allow uses that are incompatible with the subject site’s current designations in the GFLUM as **Low Residential (3-5 d.u./acre)**. If approved, the requested GFLUM amendment (CP 16-10) 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 16-10 during its meeting on October 19, 2016. The Planning Board commented that the proposed change makes sense in relationship to the surrounding uses in the area, particularly as a transition point between higher and lower intensity uses.

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 Madison Woods Neighborhood, within which the subject site is located, and the adjacent Hamilton Lakes Neighborhood, located directly to the east.

Based on the proximity of the subject site to planned bicycle lanes, along Muirs Chapel Road as described in the 2015 BiPed Plan, long term safety and accessibility for future residents, employees, and visitors of this proposed development would be greatly enhanced by provision of secure, convenient bicycle parking.

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 2.0-acre subject site is currently undeveloped. North of the request is a combination of multifamily (CD-RM-12) and single family dwellings (R-3). East of the request are single family dwellings (R-3). South of the request is undeveloped property and a single family dwelling (CD-RM-12). West of the request is undeveloped property (R-3).

The Comprehensive Plan's future land use map designates this area as Low Residential. 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. In conjunction with the zoning application to allow increased dwelling units, the applicant filed a Comprehensive Plan amendment to revise the future land use category to 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.

The request, as conditioned, limits density, exterior lighting and architectural features to aid compatibility with adjacent residential uses. The proposed site is immediately adjacent to a property to the south that was rezoned to CD-RM-12 in March 2016 and incorporates several similar conditions from that previously approved rezoning request.

This request, as conditioned, is generally 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-12** (Conditional District-Residential Multifamily) zoning district.