



# Z-17-03-001

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

Zoning Commission Hearing Date: March 20, 2017

### GENERAL INFORMATION

**APPLICANT** Tung Nguyen for Triad Investment Property & Services LLC

**HEARING TYPE** Rezoning Request

**REQUEST** Rezone from R-3 (Residential Single-Family) to R-5 (Residential Single-Family)

**CONDITIONS** N/A

**LOCATION** A portion of 1315 Pisgah Church Road

**PARCEL ID NUMBER(S)** 7856944739

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

**TRACT SIZE** 0.53 Acres

**TOPOGRAPHY** Primarily flat

**VEGETATION** Residential

### SITE DATA

**Existing Use** Single-family dwelling

	<b>Adjacent Zoning</b>	<b>Adjacent Land Uses</b>
N	R-3 (Residential Single-Family)	Single-family dwellings
E	R-3 (Residential Single-Family)	Single-family dwellings
W	R-3 (Residential Single-Family)	Single-family dwellings
S	R-3 (Residential Single-Family)	Single-family dwellings

**Zoning History**

Case #	Date	Request Summary
N/A	N/A	The property is currently zoned R-3 (Residential Single-Family) and has been since the adoption of the Land Development ordinance in July 2010. Prior to the LDO, the subject property was zoned RS-12 (Residential Single-Family).

**ZONING DISTRICT STANDARDS**

**District Summary \***

Zoning District Designation:	Existing (R-3)	Requested (R-5)
Max. Density:	3.0 units per gross acre	5.0 units per gross acre
Typical Uses	Primarily intended to accommodate low-density single-family detached residential development.	Primarily intended to accommodate low-density single-family detached residential development.

*\*These regulations may not reflect all requirements for all situations; see the City of Greensboro Land 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 Watersupply Watershed, Lake Jeanette sub-basin.

Floodplains >2000LF

Streams N/A

Other: Site must meet current watersupply watershed requirements. Maximum BUA for High Density development is 70%, Low Density development is 24%. Water quality and water quantity control must be addressed.

**Utilities (Availability)**

Potable Water Available

Waste Water Available

**Airport Overlay District & Noise Cone**

N/A.

### Landscaping & Tree Conservation Requirements

There are no Landscaping and Tree Conservation requirements for Single-family development,

### Transportation

Street Classification: Pisgah Church Rd – Major Thoroughfare.  
Windsor Castle Ct – Local Street.

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: No TIS required per TIS Ordinance.  
(TIS)

Street Connectivity: N/A.

Other: N/A.

### IMPACT/POLICY 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 **Low Residential (3-5 d.u./acre)**. The requested **R-5 (Residential, Single-Family – 5 du/ac)** zoning district is generally consistent with the **Low Residential (3-5 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.

**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.

## **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 New Irving Park Neighborhood, within which the subject site is located, and the adjacent Natchez Trace Neighborhood, located to the northwest of the subject site.

**Staff Analysis**

The 0.53-acre subject property is currently developed with a single-family dwelling fronting Pisgah Church Road. The portion of the lot containing the existing single-family dwelling is not subject to the rezoning request. North, east, south and west of the request are single-family dwellings zoned R-3.

The Comprehensive Plan's Generalized Future Land Use map designates this area 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.

The list of permitted uses between the two zoning districts does not vary with the rezoning request. The site will benefit from reduced dimensional requirements and rear setbacks. The applicant is interested in an addition to an adjacent existing single-family dwelling fronting Windsor Castle Court and plans to combine the portion of property rezoned to his current single-family lot. The R-5 zoning would allow the remaining portion of the lot and dwelling to remain conforming with the standards of the Land Development Ordinance.

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. It also supports 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.