



Z-17-03-006

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

Zoning Commission Hearing Date: March 20, 2017

GENERAL INFORMATION

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| APPLICANT | Affordable Housing Management, Inc. for BTBD LLC, Sofia Garduno and Steven & Sandra McGuire |
| HEARING TYPE | Rezoning Request |
| REQUEST | Rezone from R-3 (Residential Single-Family) to CD-RM-18 (Conditional District-Residential Multifamily) |
| CONDITIONS | 1. Uses shall be limited to a maximum of 96 residential dwelling units. |
| LOCATION | 4720, 4720-A, 4724, 4726, 4728, 4730 & 4800 Mitchell Avenue |
| PARCEL ID NUMBER(S) | Multiple |
| 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). 123 notices were mailed to those property owners in the mailing area. |
| TRACT SIZE | 8.21 Acres |
| TOPOGRAPHY | Primarily flat |
| VEGETATION | Residential |

SITE DATA

Existing Use Single-family dwellings and vacant property

| | Adjacent Zoning | Adjacent Land Uses |
|---|---------------------------------|---------------------------|
| N | R-3 (Residential Single-Family) | Undeveloped |
| E | R-3 (Residential Single-Family) | Single-family dwellings |
| W | R-3 (Residential Single-Family) | Undeveloped and Park |
| S | R-5 (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 (CD-RM-18) |
|------------------------------|---|---|
| Max. Density: | 3.0 units per gross acre | 18.0 units per gross acre |
| Typical Uses | Primarily intended to accommodate low-density single-family detached residential development. | Conditioned to allow a maximum of 96 residential dwellings. |

**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 S. Buffalo Creek, non-watersupply watershed

Floodplains <500LF

Streams Stream onsite requires a 50ft buffer measured from top of bank on each side. See LDO Chp.30-12-3.9 for Allowances and Restrictions within the 50ft stream buffer.

Other: If >1acre is disturbed and the BUA is increased, site must meet Phase 2 requirements – water quality and water quantity control must be addressed. Site is also located within the 5 mile statue radius of the PTI Airport. No BMP that holds a normal pool elevation is allowed without further documentation.

Utilities (Availability)

Potable Water Available

Waste Water Available

Airport Overlay District & 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: 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 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 8.21 acres, 10% of parcel size in critical root zone to be dedicated for Tree Conservation.

Transportation

Street Classification: Mitchell Avenue – Local Street.
Muir's Chapel Road – Minor Thoroughfare.

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: (TIS) | No TIS required per TIS Ordinance. |
| Street Connectivity: | N/A. |
| Other: | N/A. |

IMPACT/POLICY ANALYSIS

Land Use Compatibility

The proposed **CD-RM-18 (Conditional District – Residential, Multi-family – 18 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 **High Residential (over 12 d.u./acre)**. The requested **CD-RM-18 (Conditional District – Residential, Multi-family – 18 du/ac)** zoning district, as conditioned, is generally consistent with the **High Residential (over 12 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

High Residential (over 12 d.u./acre): This category provides for high-density apartment dwellings, condominiums, life care, and similar housing types. Creating opportunities for this type of housing will become increasingly important to respond to demographic shifts and demand for affordable housing, and it is ideally suited near major activity and employment centers and in areas suitable for future transit service. Within this district, office buildings may also be accommodated.

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, within which the subject site is located.

Based on the proximity of the subject site to planned bicycle lanes along Muirs Chapel Road, as specified in the 2015 Greensboro BiPed Plan, long term quality of life for future residents of this proposed multi-family residential development would be greatly enhanced by provision of secure, convenient bicycle parking for use by residents, visitors, and employees.

Staff Analysis

The 8.21-acre subject property is currently a combination of single-family dwellings and undeveloped property. North of the request is also undeveloped (zoned R-3). East and south of the request are single-family dwellings (zoned R-3 and R-5). West of the request is undeveloped and a public park.

The Comprehensive Plan's Future Land Use Map designates this area as High Residential. This designation provides for high-density apartment dwellings, condominiums, life care, and similar housing types.

The proposed CD-RM-18, as conditioned, limits development to a maximum of 96 residential dwelling units yielding a density of approximately 11 dwelling units per acre. The RM-18 zoning district in general would allow residential densities of up to 18 dwelling units per acre. While zoning in the immediate vicinity of this request is either R-3 or R-5 single family there are a variety of multifamily zoning densities found in relatively close proximity to this request. Additionally, the Comprehensive Plan supports increased residential density, both through the Generalized Future Land Use Map designation of High Residential and general policy to encourage compatible infill development and expand housing choice. The proposed rezoning request supports both 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.

The 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-18** (Conditional District-Residential Multifamily) zoning district.