



Z-17-06-001

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

Zoning Commission Hearing Date: June 19, 2017

GENERAL INFORMATION

APPLICANT Marc L. Isaacson, on behalf of Zen Holdings, LLC

HEARING TYPE Rezoning Request

REQUEST Rezone from R-5 (Residential Single-Family) to CD-RM-8 (Conditional District Residential Multifamily).

CONDITIONS

1. No less than sixty (60)% of building materials on exterior facades shall be stone, brick, stucco or a similar masonry product.
2. Maximum building height as viewed from Florence Street shall be limited to 2 stories.
3. No vehicular parking areas shall be located between any buildings and the street.

LOCATION 424 Fisher Park Circle

PARCEL ID NUMBER(S)

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

TRACT SIZE 2.1 Acres

TOPOGRAPHY Sloping

VEGETATION Institutional

SITE DATA

Existing Use Daycare Center and single family dwelling

Adjacent Zoning

Adjacent Land Uses

N RM-8

Condominiums

E R-5

Park space

W	R-5	Single family dwelling
S	R-5	Single family dwelling and Place of Religious Assembly

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-9 (Residential Single Family).

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (R-5)	Requested (CD-RM-8)
Max. Density:	5.0 units per acre or less.	8.0 units per acre or less
Typical Uses	Primarily intended to accommodate low density single-family detached residential development.	Primarily intended to moderate density multifamily and single family 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

The subject site is located within the Fisher Park Historic District Overlay Zone. Consult the *City of Greensboro Historic District Program Manual and Design Guidelines* for detailed applicable requirements and design guidance.

The subject site is located within the Central Business Overlay Zone, which prohibits establishment of new outdoor advertising signs therein.

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 N.Buffalo Creek, Non-watersupply watershed Watershed

Floodplains >2000FT

Streams N/A

Other: If >1acre is disturbed and the BUA (Built Upon Area) is increased, site must meet current watersupply watershed requirements, water quality and water quantity must be addressed.

Utilities

Potable Water Available

Waste Water upgrades by developer may be necessary depending upon development.

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, and 17 shrubs per 100 linear feet.

Adjacent to 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:

5% of parcel size in critical root zone to be dedicated for Tree Conservation.

Transportation

- Street Classification: Fisher Park Circle – 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 exist along the frontage of this property.
- Transit in Vicinity: Yes, GTA Route 3 (North Elm Street) is within 500 ft. of subject site, along N. Elm Street.
- 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 **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 **Mixed Use Residential**. The requested **CD-RM-8 (Conditional District – Residential, Multi-family – 8 du/ac)** zoning district, as conditioned, is generally consistent with the **Mixed Use Residential** 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 5D: Preserve and promote Greensboro’s historic resources and heritage.

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

Mixed Use Residential: This designation applies to neighborhoods or districts where the predominant use is residential and where substantial, compatible local-serving nonresidential uses may be introduced. Such use mixes are typically found in older, in-town neighborhoods that accommodate "corner stores" and other local services, as well as in newly developed traditional neighborhood developments (TNDs). This district is also applied in areas suited to a diverse mix of housing types and densities. Ensuring that buildings are of the appropriate scale and intensity is critical.

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 Fisher Park Neighborhood, within which, the subject site is located.

Based on the proximity of the subject site to existing signed Bicycle Route #9, and to the planned Downtown Greenway, long term safety and accessibility for residents of the subject site would be greatly enhanced by provision of secure, convenient bicycle parking.

Staff Analysis

The 1.11 acre subject site is a vacant place of religious assembly and non contributing structure to the Fisher Park Historic District. North of the site are townhomes (zoned RM-8). East of the site is a park (zoned R-5) and south and west of the site are a combination of single family dwellings, multifamily dwellings and places of religious assembly (zoned R-5).

The Comprehensive Plan's future land use map designates this area as Low Residential. The Low Residential classification 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.

The requested CD-RM-8 zoning would allow for the development of new moderate intensity multifamily dwellings in addition to single family dwellings. Any new construction would have to meet the City's Historic District guidelines in addition to the conditions associated with this rezoning request. This ensures any new development will enhance the historic nature of the Fisher Park neighborhood. The Historic Preservation Commission met on May 31, 2017 and unanimously recommended approval of the rezoning request.

The proposed request also supports the Comprehensive Plan's Reinvestment/Infill goal to goal to promote a healthy, diversified economy.

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-Office) zoning district.