



Z-10-01-007

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

Zoning Commission Hearing Date: January 11, 2010

GENERAL INFORMATION

APPLICANT	Leon M. Napper
HEARING TYPE	Rezoning
REQUEST	CD-RM-8 (Conditional District-Residential Multi-Family) to CD-RM-8 (Conditional District-Residential Multi-Family)
CONDITIONS	<ol style="list-style-type: none">1. Use: Limited to townhomes, condominiums and <u>single-family dwelling units.</u>2. Maximum of 26 dwelling units.3. If multi-family units are constructed along the western, southern and eastern boundaries of the property, the planting rate shall be 3 canopy trees and 5 understory trees per 100 linear feet.
LOCATION	841 and 837 Roberson Comer Road , generally described as south of Roberson Comer Road, east of Prestbury Drive and the terminus of Tuliptree Drive
PARCEL ID NUMBER (S)	000603520070300009/015 and 00096170065800009
PUBLIC NOTIFICATION	The notification area for this public hearing was 600 feet (Chapter 30-9-1.2 of the City 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). 114 notices were mailed to those property owners in the mailing area.
TRACT SIZE	4.05 acres
TOPOGRAPHY	Generally flat
VEGETATION	Scanty vegetation

SITE DATA

Existing Use

Undeveloped

	Adjacent Zoning	Adjacent Land Uses
N	CD-PDM (Conditional District Planned Development Mixed)	Waterford Place Apartments
E	CD-RM-8 (Conditional District-Multi-family) and RS-12 (Residential Single Family)	Single-Family dwelling unit
W	RS-12 (Residential Single Family)	Single-Family dwelling units
S	RS-12 (Residential Single Family)	Single-Family dwellings units

Zoning History

Case #	Date	Request Summary
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3427	02/13/2006	This property was rezoned from RS-12 to CD-RM-8 with 3 conditions This property had been zoned RS-12 since July 1, 1992. Prior to the implementation of the Unified Development Ordinance (UDO), it was zoned RES 90 S.
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ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (CD-RM-8)	Requested (CD-RM-8)
Max. Density:	8 dwelling units/acre	8 dwelling units/acre
Typical Uses	Primarily intended to accommodate residential uses at a density of 8.0 units or less per acre	Primarily intended to accommodate residential uses at a density of 8.0 units or less per acre

*These regulations may not reflect the actual requirements for all situations; see the City of Greensboro Zoning Code for actual regulations for site requirements for this zoning district.

SPECIAL INFORMATION

Overlay District Ordinance/Historic Preservation

Scenic Corridor Overlay District-2 (SCOD-2) - All land located within one thousand (1,000) feet on either side of the centerline of an existing or proposed controlled access highway is included within this overlay zone.

Environmental/Soils

Water Supply Watershed	Yes, Site drains to Greensboro Watershed WS III GWA
Floodplains	N/A
Streams	N/A
Other:	Site must meet watershed requirements. If high density development is proposed (24%-70% of built upon area) all the

proposed built upon area must drain to a State approved water quality device (pond or similar).

Utilities

Potable Water

Waste Water

Airport Noise Cone

The subject property is not located in the Airport Noise Cone.

Landscaping Requirements

Location

Required Planting Yard Type and Rate

North and both Street Yard - minimum width 8'; 2 canopy tree per 100', 17 shrubs per 100' sides of internal street

South Type C Yard – avg. width 20'; 3(per zoning condition) canopy trees per 100'; 5(per zoning condition) understory trees per 100'; 17 shrubs per 100'

East Type C Yard – avg. width 20'; 3(per zoning condition) canopy trees per 100'; 5(per zoning condition) understory trees per 100'; 17 shrubs per 100'

West Type C Yard – avg. width 20'; 3(per zoning condition) canopy trees per 100'; 5(per zoning condition) understory trees per 100'; 17 shrubs per 100'

Tree Preservation Requirements

Acreage

Requirements

4.05 ac. Tree Conservation Areas previously approved by TRC on August 15, 2007 shall be maintained.

Transportation

Street Classification: Roberson Comer Road – Local Street, Tuliptree Drive – 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. There is no existing sidewalk along the frontage of this development nor are there any plans for the City to build sidewalk in this area.

Transit in Vicinity: No, there are no bus routes in this area.

Traffic Impact Study: N/A.
(TIS)

Street Connectivity: N/A.

Other: N/A.

IMPACT ANALYSIS

Land Use Compatibility

The proposed **CD-RM-8** (Conditional District-Residential Multi-Family) zoning would allow land uses that are compatible with the general character of the area.

Connections 2025 Comprehensive Plan Policies

Connections 2025 Written Policies

Reinvestment/Infill Goal: Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

POLICY 4C: Promote new patterns and intensities of use to increase economic competitiveness and enhance quality of life in urban areas.

POLICY 4C.1: Establish standards for and promote new forms of compact development.

Connections 2025 Map Policies

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.

CONFORMITY WITH OTHER PLANS

City Plans – N/A

Other Plans - N/A

Staff/Agency Comments

Water Resources - No additional comments

Housing and Community Development

Planning

Staff believes that the proposed request is consistent with the intent and purpose of the Comprehensive Plan policies in that it will encourage residential infill opportunities, 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, promote mixed-income neighborhoods, and promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

This property was rezoned in 2006 from RS-12 to CD-RM-8 with 3 conditions. These conditions restrict the development of the site to only multi-family dwelling units. The applicant would like to add single-family dwellings as a possible use of the site to the conditions; which calls for a rezoning and the addition of the phrase “**single-family dwelling units**” to condition #1.

Staff believes that this request is generally consistent with the Generalized Future Land Use Map (GFLUM) designation of the site. Staff is also of the opinion that the request is compatible with the existing development and trend in the surrounding neighborhood.

STAFF RECOMMENDATION

Staff recommends **approval** of the requested **CD-RM-8** (Conditional District-Residential Multi Family) zoning district.