



# Z-10-01-006

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

Zoning Commission Hearing Date: January 11, 2010

### GENERAL INFORMATION

<b>APPLICANT</b>	Coble Farm II Homeowner's Association
<b>HEARING TYPE</b>	Rezoning
<b>REQUEST</b>	<b>CD-RM-5</b> (Conditional District-Residential Multi-Family) to <b>CD-RM-5</b> (Conditional District-Residential Multi-Family)
<b>CONDITIONS</b>	<ol style="list-style-type: none"><li>1. All single family attached and detached residential uses (including townhomes, duplexes and "villa" type homes) permitted under the RM-5 zoning district.</li><li>2. The total number of dwelling units, including the existing single family residence, shall not exceed 53.</li><li><del>3. The existing single family home and pond on the eastern portion of the property shall be preserved. Furthermore, the developer shall post conspicuous signs prohibiting recreational use of the pond on its pond frontage.</del></li><li>4. No dwelling units shall be built upon the southernmost portion of the property lying to the south of the existing sanitary sewer line and stream, which flows generally east to west. The Developer/homeowner's association shall be responsible for maintenance of this area.</li><li>5. All homes, except the existing single family home, shall be offered for sale to the public.</li><li>6. There shall be no trash compactor and no dumpster located on the property other than for the purpose of collecting and removing construction debris.</li><li>7. Building construction shall consist of wood frame material with brick accents.</li><li>8. No building shall exceed one story in height as viewed from the front of the building. However, buildings may include two stories of finished living space such as a finished attic, loft or other similar type of living space including windows. The existing single family home and lot shall be exempt from this restriction.</li><li>9. There shall be no public street connection to Arcadia Drive at its intersection with Rustic Road. The existing driveway access for the existing single family home shall be maintained.</li></ol>

10. The developer shall control stormwater run-off from built-upon areas on the site through the use of a stormwater detention pond(s) or other best management practices meeting performance standards set forth in the City of Greensboro Watershed Protection regulations as of the date of the approval of this application.
11. The stormwater pond(s) and outfall will be located so that the piped outflow from the pond will be directed into the existing streams on the property, not onto any adjoining property.
12. The developer shall maintain a buffer, i.e. an area free from impervious construction (with the exception of water dependant structures, street closings and necessary utility construction as allowed in the applicable ordinance) a minimum of thirty feet (30') from the existing perennial stream(s) on the property. The entire property, including the area to be subdivided and retained by the owner of the existing single family home, shall be used in watershed and built upon area calculations.
13. The developer will provide sidewalks along all internal streets upon which buildings front and along one side of all other internal streets.
14. The developer shall provide a continuous landscape buffer between the proposed homes and the existing single family homes from Buckhorn Road, in a clockwise direction, to a point approximately 250' south of the westernmost corner of the existing pond. The landscape buffer shall be at double the size and double the required planting rate required by the Type C buffer yard.
15. All street and other lighting shall be in harmony with the buildings constructed therein and shall be sufficient to provide adequate security for the inhabitants without disturbing adjoining property owners. Street lights shall be "lantern" type with light directed generally downward.
16. No building (excluding patios and decks) shall be built within 100' of the existing pond.

**LOCATION**

Generally described as south of Arcadia Drive, south of the terminus of Buckhorn Drive, north and south of Gretchen Lane, and west of Woodbrook Drive

**PARCEL ID NUMBER (S)**

Multiple

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

**TRACT SIZE** 18.70 acres

**TOPOGRAPHY** Undulating

**VEGETATION** Residential landscaping

**SITE DATA**

**Existing Use** Multi-Family dwellings

	<b>Adjacent Zoning</b>	<b>Adjacent Land Uses</b>
N	RS-15 (Residential-Single Family)	Single-Family dwelling units
E	RS-12 (Residential-Single Family)	Single-Family dwelling units
W	RS-12 (Residential-Single Family)	Single-Family dwelling units
S	RS-12 (Residential-Single Family) and CD-GO-M (Conditional District-General Office-Moderate Intensity)	Congregate Care Facility

**Zoning History**

<b>Case #</b>	<b>Date</b>	<b>Request Summary</b>
3002	02/05/2002	This property was rezoned from RS-12 to CD-RM-5 with 16 conditions attached.  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 120 S.

**ZONING DISTRICT STANDARDS**

**District Summary \***

Zoning District	Existing	Requested
Designation:	<b>(CD-RM-5)</b>	<b>(CD-RM-5)</b>
Max. Density:	5 dwelling units/acre	5 dwelling units/acre
Typical Uses	Primarily intended to accommodate duplexes, twin homes, townhouses, cluster housing, and similar residential uses at a density of 5.0 units per acre or less.	Primarily intended to accommodate duplexes, twin homes, townhouses, cluster housing, and similar residential uses at a density of 5.0 units per acre or less.

*\* 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 – N/A**

**Environmental/Soils**

Water Supply Watershed      Yes, Site drains to Greensboro Watershed WS III GWA

Floodplains                      N/A

Streams                            If the lake is drained, there may be a stream buffer associated with the drainage feature that results after the lake is drained. A 100' buffer on each side of the stream (no built upon area) measured from top of bank is required if a perennial drainage feature (i.e. stream) results from draining the lake. See Water Resources Staff/Agency comments below.

Other:                                The existing lake is private and not considered a water quality device for any of the developments that drain to the lake. All the necessary approvals must be obtained from the State (Division of Water Quality and Division of Land Resources) and the US Army Corps of Engineers prior to breaching the dam.

**Utilities**

Potable Water

Waste Water

**Airport Noise Cone**

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

**Landscaping Requirements – Maintain all landscaping requirements approved on plan for development of Coble Farm II**

Location	Required Planting Yard Type and Rate
North	
South	See Conditions 12 & 14
East	See Conditions 12 & 14
West	

**Tree Preservation Requirements – Not applicable until such time as a development plan is submitted for this site.**

Acreage	Requirements
18.70 ac.	Shall maintain all Tree Conservation Areas approved on plan for development of Coble Farm II.

**Transportation**

Street Classification:	Gretchen Lane – Local Street.
Site Access:	Existing.
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 existing sidewalk along the frontage of this development.
Transit in Vicinity:	Yes, Route 7, Friendly Avenue is within walking distance.
Traffic Impact Study: (TIS)	N/A.
Street Connectivity:	N/A.
Other:	N/A.

**IMPACT ANALYSIS****Land Use Compatibility**

The proposed **CD-RM-5** (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**

The Generalized Future Land Use Map designates this location as **Mixed Use Commercial**. The requested **CD-RM-5** (Conditional District-Residential Multi-Family) zoning district is consistent with this GFLUM designation.

**Connections 2025 Written Policies**

Community Facilities Goal: Provide community facilities, services, and infrastructure in a cost-effective manner to meet citizens' needs, contribute to quality of life, and support desired land use patterns.

**Connections 2025 Map Policies**

Mixed Use Commercial: This designation is intended to promote a mix of uses, of which various commercial uses remain predominant, but where residential, service, and other uses are complementary. Where applied to older highway corridors characterized by "strip" commercial uses, the intent is to encourage infill and redevelopment for a more diverse and attractive mix of uses over time. Examples include residential units over commercial uses or a wider array of economically viable uses to replace obsolete uses. Such areas also may represent opportunities for the introduction of substantial higher density and/or mixed-income housing, with negligible impacts on, or resistance from, nearby single-family neighborhoods. Ensuring that buildings are of the appropriate scale and intensity is critical, as is ensuring that sites are designed in a coordinated, as opposed to a lot-by-lot, manner. New "strip" commercial development is discouraged.

**CONFORMITY WITH OTHER PLANS**

**City Plans – N/A**

**Other Plans - N/A**

**Staff/Agency Comments**

**Housing and Community Development**

**Planning**

The subject site was rezoned in 2002 from RS-12 to CD-RM-5 with 16 conditions/restrictions attached (see conditions above). The applicant intends to eliminate condition #3 which states that “the existing single-family home and pond on the eastern portion of the property shall be preserved and furthermore, the developer shall post conspicuous signs prohibiting recreational use of the pond on its pond frontage”. By eliminating this condition, the applicant has more options available for use of the property.

The subject site is developed with 50 multi-family dwellings. Adjoining it to the north, east and west are single-family dwellings and to the south is a congregate care facility.

Staff believes that this request is consistent with the intent and purpose of the zoning code and the Comprehensive Plan (Connections 2025). Staff is also of the opinion that this request does not create any compatibility issues in terms of land use and, if approved, will be generally compatible with the existing development and trend in the surrounding neighborhood

**STAFF RECOMMENDATION**

Staff recommends **approval** of the requested **CD-RM-5** (Conditional District-Multi-Family) zoning district.