



Z-10-01-004

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

Zoning Commission Hearing Date: January 11, 2010

GENERAL INFORMATION

APPLICANT David J. Marcone
HEARING TYPE Rezoning
REQUEST **RS-12** (Residential-Single Family) to
CD-RM-8 (Conditional District-Residential Multi-Family)
CONDITIONS 1. Use: Limited to a maximum of 3 single-family dwelling units
LOCATION **904 Meadowood Street**, generally described as the west side of Meadowood Street and north of Cox Place
PARCEL ID NUMBER (S) **00-00-0334-0-0005-00-005**
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). **122** notices were mailed to those property owners in the mailing area.
TRACT SIZE ~0.70 acres
TOPOGRAPHY Generally flat
VEGETATION Residential Landscaping

SITE DATA

Existing Use	Single family dwelling	
	Adjacent Zoning	Adjacent Land Uses
N	CD-RM-5 (Conditional District-Residential Multi-Family)	Duplex
E	RS-12 (Residential Single- Family)	Single Family Dwelling Unit
W	RS-12 (Residential Single- Family)	Single Family Dwelling Unit
S	RS-12 (Residential Single- Family)	Single Family Dwelling Unit

Zoning History

Case #	Date	Request Summary
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This property has 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 Designation:	Existing (RS-12)	Requested (CD-RM-8)
Max. Density:	3 dwelling units/acre	8 dwelling units/acre
Typical Uses	Primarily intended to accommodate moderate density single-family detached dwellings in developments where public water and sewer service is required.	Primarily intended to accommodate duplexes, twin homes, townhouses, cluster housing, and similar residential uses.

*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	N/A, site drains to South Buffalo Creek subbasin
Floodplains	N/A
Streams	N/A
Other:	N/A

Utilities

Potable Water
Waste Water

Airport Noise Cone

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

Landscaping Requirements – Exempt/Single Family

Location Required Planting Yard Type and Rate

North

South

East

West

**Tree Preservation Requirements - Exempt/Single Family
Acreage Requirements**

.70 ac.

Transportation

- Street Classification: Meadowood Street – Collector Street.
- Site Access: Residential access. All access(s) must be designed and constructed to the City of Greensboro Standards.
- Traffic Counts: Meadowood Street ADT = 5,534(2007).
- 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 1A, W. Wendover Connector.
- Traffic Impact Study: No, not required per TIS Ordinance.
(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

The Generalized Future Land Use Map designates this location as **Moderate Residential**. The requested **CD-RM-8** (Conditional District-Residential Multi-Family) zoning district is consistent with this GFLUM designation.

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.

Economic Development Goal: 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 7C: Ensure that city land use policies and regulations allow for an adequate supply of land to accommodate economic 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

If any proposed development disturbs an area greater than one acre the site is required to meet Phase 2 requirements.

Housing and Community Development

Planning

The applicant intends to subdivide the subject site for the construction of 3 single-family dwelling units. The applicant has indicated that the choice to go to the requested district versus a single family district was to make use of more flexible development standards found in the requested district to accommodate the unique character of his lots. Staff believes that this request is not contradictory to the general trend in the area and if approved will help promote a diverse mix of housing types and densities in the general area and also encourage residential infill opportunities.

The proposed rezoning could also help stabilize and improve the existing neighborhood by encouraging compatible infill development where City infrastructure already exists and also help revive the neighborhood without impacting the overall mix of uses found in this vicinity.

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 the request is generally 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.

