



Z-10-08-006

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

Zoning Commission Hearing Date: August 9, 2010

GENERAL INFORMATION

APPLICANT Thomas A. Baynes for self, Walter Monroe Baynes and Mary Sue Delle

HEARING TYPE Rezoning

REQUEST **RM-18** (Residential Multi Family) to **CD-O** (Conditional District-Office)

CONDITIONS 1. Uses: Limited to rehabilitation and counseling services.
2. Applicant will maintain the existing building for the intended use.

LOCATION **2607 East Wendover Avenue**, generally described as north of East Wendover Avenue and West of Waugh Street

PARCEL ID NUMBER(S) **7875728010**

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

TRACT SIZE ~2.54 Acres

TOPOGRAPHY Slopes to the west

VEGETATION Institutional landscaping

SITE DATA

Existing Use Unoccupied school building

	Adjacent Zoning	Adjacent Land Uses
N	R-5(Residential-Single Family)	Single-Family dwelling units
E	RM-18(Residential Multi-Family)	Single-Family dwellings and a Gym
W	RM-18(Residential Multi-Family)	Drainage way
S	CD-C-M (Conditional District-Commercial-Medium)	Auto Parts Store

Zoning History

Case #	Date	Request Summary
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This property has been zoned RM-18 since July 1, 2010. Prior to the implementation of the Land Development Ordinance (LDO), it was zoned RM-18.

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (RM-18)	Requested (CD-O)
Max. Density:	18 dwelling units per acre	N/A
Typical Uses	Primarily intended to accommodate multi-family and similar residential uses at a density of 18.0 units per acre or less.	Primarily intended to accommodate moderate-to-high intensity office and institutional uses and supporting service and retail 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

Environmental/Soils

Water Supply Watershed	Site drains to North Buffalo Creek
Floodplains	>2000 linear ft
Streams	N/A, buffer overlap from adjacent property
Other:	1 acre of disturbance, site must meet Phase 2 requirements

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	Type B Yard – average width 25'; 3 canopy trees per 100', 5 understory trees per 100', 25 shrubs per 100' and a portion NA
South	Street Yard – minimum width 10'; 2 canopy trees per 100', 17 shrubs per 100'
East	Type B Yard – average width 25'; 3 canopy trees per 100', 5 understory trees per 100', 25 shrubs per 100' and a portion NA
West	NA

Tree Preservation Requirements

Acreage	Requirements
2.54 ac.	5% of lot size

Transportation

Street Classification:	E. Wendover Avenue – Major Thoroughfare.
Site Access:	Existing
Traffic Counts:	E. Wendover Avenue ADT = 30,000 (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 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:	Yes, route 14, Bessemer and Phillips Avenue, and route 10, E. Market Street.
Traffic Impact Study: (TIS)	No, not required per TIS Ordinance.
Street Connectivity:	N/A.
Other:	N/A.

IMPACT ANALYSIS

Land Use Compatibility

The proposed **CD-O** (Conditional District-Office) 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 **Low Density Residential (3-5 du/acre)**. Because of the existing land use and the surrounding land use that front on E. Wendover Avenue, the requested **CD-O** (Conditional District-Office) zoning district, as conditioned, is consistent with this GFLUM designation. A GFLUM Amendment is not required under this scenario.

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 7A.2: Encourage "home-grown" and community-based businesses and entrepreneurs with special emphasis on increasing the number of minority-owned businesses in traditionally underserved parts of the community.

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 – N/A

Other Plans - N/A

Staff/Agency Comments

Water Resources - N/A

Housing and Community Development

Long-term quality of life for adjacent existing single-family residential development would be greatly enhanced by installation of appropriate constructed and/or vegetated buffering along the north and east boundaries of the site.

Planning

The subject site for the proposed counseling and rehabilitation services, used to be a child day care center fronting on East Wendover Avenue. To the west of the subject site is drainage way and to the east is a gym. To the north are single family residences and to the south across East Wendover Avenue is an auto parts store.

Counseling and rehabilitation services are not permitted in the RM-18 zoning district; thus necessitating this rezoning request. Staff will like to point out that this type of use **does not** include any overnight accommodation. This request is not contradictory to the intent and purpose of the zoning code and will be compatible with the development trend in the general area especially along East Wendover Avenue.

This rezoning request, if approved, will help provide a use which is very much needed in or near residential areas without impacting the overall mix of uses found in this vicinity nor will it negatively impact the adjacent residential uses. It will also promote a healthy, diversified economy with a strong tax base and opportunities for employment and entrepreneurship while at the same time promoting sound investment in Greensboro's urban areas.

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 compatible with the existing development and trend in the surrounding area.

STAFF RECOMMENDATION

Staff recommends **approval** of the requested **CD-O** (Conditional District-Office) zoning district.