



Z-10-08-005

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

Zoning Commission Hearing Date: August 9, 2010

GENERAL INFORMATION

APPLICANT Korean Baptist Church
HEARING TYPE Rezoning
REQUEST **CD-RM-18** (Conditional District-Residential Multi Family) to **CD-R-3** (Conditional District-Residential Single Family)
CONDITIONS 1. Uses: Limited to a place of religious assembly and permitted educational facilities.
LOCATION **6705 West Friendly Avenue and 613 Pompano Drive**, generally described as south of West Friendly Avenue and west of Pompano Drive
PARCEL ID NUMBER(S) **7835122146 and 7835111417**
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). **87** notices were mailed to those property owners in the mailing area.
TRACT SIZE ~2.94 Acres
TOPOGRAPHY Undulating
VEGETATION Residential landscaping

SITE DATA

Existing Use	Church activity center	
	Adjacent Zoning	Adjacent Land Uses
N	CD-RM-8 (Conditional District-Residential Multi Family)	Multi-Family dwellings
E	CD-RM-18(Conditional District-Residential Multi Family)	Undeveloped property and the old Friendly Road INN seafood restaurant
W	R-3(Residential- Single Family)	Single-Family dwellings
S	PI(Public and Institutional)	Western Guilford High School

Zoning History

Case #	Date	Request Summary
3636	02/04/2008	<p>Rezoned from CD-GB and RS-12 to CD-RM-18 with the following conditions:</p> <ol style="list-style-type: none"> 1. Uses: Multifamily not to exceed 228 units. 2. All exterior lighting in the parking areas shall be directed toward the interior of the property. 3. The planting yard along the western line of the subject property shall be a minimum of thirty (30) feet wide. 4. The planting rate within the planting yard along the western line of the subject property shall be double the required "c" yard planting rate. The planting yard shall include evergreen understory trees and be placed at the top of the slope, to the extent feasible, to provide a visual screen to the adjacent properties to the west. 5. All buildings shall be limited to three above ground stories.

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (CD-RM-18)	Requested (CD-R-3)
Max. Density:	18 dwelling units per acre	3 dwelling units per acre
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 low density single-family detached residential development. The overall gross density in R-3 will typically be 3 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

VCOD (Visual corridor Overlay District)

Environmental/Soils

Water Supply Watershed	Greensboro Watersupply Watershed WSIII
Floodplains	<200 linear ft
Streams	For High Density, 100ft buffer required for perennial streams, no encroachment allowed
Other:	Any proposed BUA must be treated by a BMP for High Density

Utilities – N/A

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

Tree Preservation Requirements

Acreage	Requirements
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2.94 ac.	5% of lot size
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Transportation

- Street Classification: Friendly Avenue – Major Thoroughfare.
- Site Access: All access must be designed and constructed per the City of Greensboro standards.
- Traffic Counts: Friendly Avenue ADT = 17,490 (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: There is no transit in the vicinity.
- 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-R-3** (Conditional District-Residential Single 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 **High Residential**. The requested **CD-R-3** (Conditional District-Residential Single Family) zoning district is consistent with this GFLUM designation.

Connections 2025 Written Policies

Housing and Neighborhoods Goal: 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 6A.4: Implement measures to protect neighborhoods from potential negative impacts of development, redevelopment, and/or public projects that are inconsistent with the neighborhood's livability, architectural or historical character, and reinvestment potential.

Including protection against incompatible commercial encroachments into residential neighborhoods

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

Low Residential (3-5 d.u./acre): This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

CONFORMITY WITH OTHER PLANS

City Plans – N/A

Other Plans - N/A

Staff/Agency Comments

Water Resources - N/A

Housing and Community Development

If this rezoning request is approved and the proposed redevelopment of the site progresses, it will be important to ensure that required sidewalks are constructed where currently absent (along West Friendly Avenue, a major thoroughfare).

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

Planning

The 2.94-acre site under consideration is generally located south of West Friendly Avenue and west of Pompano Drive. The immediate vicinity is well developed with varying densities of multi-family and single-family residential dwellings. Also in close proximity to the subject site is the West Friendly Avenue/Western Urban Loop Interchange. The subject site is currently being used as a church activity center and it is the intent of the applicant to use the site for a place of religious assembly and permitted educational facilities (binding condition).

This property was rezoned in 2008 with the immediate property to the east to CD-RM-18 for a maximum of 228 multi-family dwelling units. Since this site will now be used as a place of religious assembly and possible permitted educational facilities, it has become necessary to rezone this site to a zoning district that will allow such a use.

This request, if approved, will help meet the needs of present and future Greensboro citizens by way of providing 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.

Staff believes that this request is generally 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 existing developments and trends in the surrounding neighborhood.

STAFF RECOMMENDATION

Staff recommends **approval** of the requested **CD-R-3** (Conditional District-Residential Single Family) zoning district.