



Z-11-02-002

**Planning & Community Development
Zoning Staff Report and Plan Amendment Evaluation**

Zoning Commission Hearing Date: February 14, 2011

GENERAL INFORMATION

APPLICANT	Guilford AL Investors for Christ Community Church ARP, Inc.
HEARING TYPE	Original Zoning
REQUEST	County AG (Agriculture) and County RS-40 (Residential-Single Family) to City CD-RM-8 (Conditional District-Residential Multi Family)
CONDITIONS	<ol style="list-style-type: none">1. This property will be combined with the adjacent 3.78 acre parcel to the north (zoning case # Z-11-02-001) upon zoning approval.2. Uses: Limited to an assisted living facility with a maximum of 17 residential dwelling units and a total of 35 residential dwelling units on the combined parcel.3. All building(s) will be a maximum of one story in height.4. A type "B" planting yard shall be provided along the southern property line.5. A 20' street planting yard shall be provided with double the required plantings along Netfield Road.
LOCATION	A portion (south) of 369 Air Harbor Road , generally described as east of Netfield Road and south of Air Harbor Road.
PARCEL ID NUMBER(S)	7857991309 (portion of)
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). 51 notices were mailed to those property owners in the mailing area.
TRACT SIZE	~3.22 Acres
TOPOGRAPHY	Generally flat
VEGETATION	Heavily wooded

SITE DATA

Existing Use		Single-Family dwelling
	Adjacent Zoning	Adjacent Land Uses
N	City R-3 (Residential-Single Family)	Undeveloped
E	City R-3 (Residential-Single Family)	Place of religious assembly
W	County RS-40 (Residential-Single Family)	Single-Family dwellings
S	City R-3 (Residential-Single Family)	Single-Family dwelling

Zoning History

Case #	Date	Request Summary
	N/A	

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (County AG)	Existing (County RS-40)	Requested (City CD-RM-8)
Max. Density:	N/A	1 dwelling unit per acre	8 dwelling units per acre
Typical Uses	Primarily intended to accommodate uses of an agricultural nature including farm residences and farm tenant housing. It also accommodates scattered nonfarm residences on large tracts of land.	Primarily intended to accommodate single-family detached dwellings on large lots	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	Site drains to Greensboro Watersupply Watershed Critical Area Tiers 3 & 4, Lake Townsend subbasin
Floodplains	N/A
Streams	N/A
Other:	Tier 3 – with sewer High Density Development max.BUA is 30%, Low Density is 12% with scoresheet. Tier 4 – with sewer High Density Development max.BUA is 40%, Low Density is 24% with scoresheet. Undisturbed Land amounts is for Tier 3 20%, Tier 4 15%, 25% of Undisturbed land must remain wooded or reforested.

Utilities

Potable Water

Waste Water

Airport Noise Cone

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

Landscaping Requirements

Street Yard- Netfield Rd.;

Per Zoning condition #4: 20' wide Street Yard with double the required planting rate which equals 4 canopy and 34 shrubs per 100'.

North and South property lines of combined parcels;

Type B Yard – average width 25'; 3 canopy trees per 100', 5 understory trees per 100', 25 shrubs per 100'.

East property line;

Not Applicable

Parking

Parking lot planting yards must include at least one canopy tree for every 12 parking spaces.

Required canopy tree areas must be located within the parking lot. They may be located in landscape islands, landscape divider medians between rows of parking, or in driveway medians.

Islands or other planting areas for canopy trees must have a minimum area of 200 square feet with a minimum dimension of 7 feet, measured in any direction. Islands or planting areas of less than 200 square feet may not be counted toward satisfying parking lot landscaping requirements.

The landowner may provide required landscape islands or planting areas using one or more of the planting area sizes below. Each parking space must be entirely within the designated distance of a parking lot planting area as specified below:

Table 10–4: Location of Parking Lot Planting Areas		
Size of Parking Lot Planting Area (sq. ft.)	Number of Trees In Planting Area	Max. Distance from Parking Space (feet)
200-499	1	100 (1)
500-899	3	130
(1) Canopy trees installed as part of a required planting yard that abuts the parking lot may be used for up to 50% of the required distance		

Grouping canopy trees within the same landscape island or planting area is strongly encouraged, even if this would decrease the number of islands within the parking lot.

When a parking lot or other vehicular use area abuts a vacant site or a site with the same land use classification as the subject site, a planting yard with a minimum width of 5 feet must be provided between the parking lot/vehicular use area and the abutting (interior) property line.

This required planting area must be landscaped with at least 2 understory trees and 18 evergreen shrubs per 100 linear feet. Trees used to satisfy the planting requirements for parking lot areas may not be counted toward the planting requirements for other required plantings on the site.

Tree Preservation Requirements
Acreage

Requirements

7ac.
combined lots **10% of lot size**

Transportation

- Street Classification: Netfield Road – Minor Thoroughfare.
- 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. 6’ sidewalk with a 4’ 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. Sidewalk doesn’t exist nor are there any plans for the City to build sidewalk along the frontage of this property.
- Transit in Vicinity: No transit in the area.
- 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 **Low Residential (3-5 units/acre)**. Given the conditions and limitations included in the conditional use zoning request, the requested **CD-RM-8** (Conditional District-Residential Multi Family) zoning district is consistent with this GFLUM designation.

Connections 2025 Written Policies

Growth at the Fringe Goal: Provide a development framework for the fringe that guides sound, sustainable patterns of land use, limits sprawl, protects rural character, evidences sound stewardship of the environment, and provides for efficient provision of public services and facilities as the City expands. Development will increase density and mix land uses at a pedestrian scale with sidewalks, bikeways, and where possible, public transit.

POLICY 4G.1: Promote compact development.

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.

POLICY 6C: Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

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**Community Development**

Applicant is strongly encouraged to discuss this proposed rezoning and development with representatives of the nearby Northern Shores neighborhood.

Planning

This rezoning request is directly related to rezoning request # Z-11-02-001 which is the property immediately north of the subject site. The applicant intends to combine both parcels upon approval for a one unified assisted living facility project.

The immediate neighborhood is developed primarily with single-family dwellings especially to the north, west and south. To the east is a place of religious assembly. The predominant zoning district in the general area is single-family residential. This request, if approved, will help promote a diverse mix of uses and densities in this general area without negatively impacting the overall mix of uses currently found in the general vicinity.

In addition to limiting the height of the buildings to one story, the applicant has also offered, by way of conditions, to increase the street planting yard beyond the requirements of the ordinance to a 20-foot street planting yard with double the required plantings along Netfield Road. This will help provide enough visual screening and also enhance the streetscape of Netfield Road.

Approving this request will help provide a development framework for the fringe that guides sound, sustainable patterns of land use and provides for efficient provision of public services and facilities as the City expands. It will also help 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.

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 will be generally compatible with existing development and the residential context in the surrounding area, especially with the added conditions.

STAFF RECOMMENDATION

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