



Z-11-03-002

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

**Zoning Commission Hearing Date: March 14, 2011**

**GENERAL INFORMATION**

<b>APPLICANT</b>	Dianna Daye for Carolyn Roth Kepley and Larry White
<b>HEARING TYPE</b>	Rezoning
<b>REQUEST</b>	<b>R-5</b> (Residential-Single Family) to <b>CD-O</b> (Conditional District-Office)
<b>CONDITIONS</b>	<ol style="list-style-type: none"><li>1. Uses: Limited to a child day care center with a maximum of 40 attendees, professional offices and single-family detached dwellings.</li><li>2. Applicant shall preserve and maintain the existing building(s), but in the event of an accidental destruction of the building and a new one is constructed, design of the site shall preserve the residential appearance of the building, as reflected in a sloped roof and fenestration that resemble a typical single-family dwelling.</li></ol>
<b>LOCATION</b>	<b>403 - 405 Long Street</b> , generally described as south of Long Street and west of Randleman Road
<b>PARCEL ID NUMBER(S)</b>	<b>7862294152 and 7862293162</b>
<b>PUBLIC NOTIFICATION</b>	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). <b>59</b> notices were mailed to those property owners in the mailing area.
<b>TRACT SIZE</b>	~0.66 Acres
<b>TOPOGRAPHY</b>	Slopes to the east
<b>VEGETATION</b>	Residential landscaping

**SITE DATA**

**Existing Use** 2 Single-Family dwellings

	<b>Adjacent Zoning</b>	<b>Adjacent Land Uses</b>
N	CD-O (Conditional District-Office)	Single-family dwelling
E	CD-C-M (Conditional District-Commercial-Medium)	Outdoor retail display (pottery)
W	R-5 (Residential-Single Family)	Single-family dwelling
S	R-5 (Residential-Single Family)	Single-family dwelling

**Zoning History**

Case #	Date	Request Summary
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This property has been zoned **R-5** (Residential-Single Family) since July 1, 2010. Prior to the implementation of the Land Development Ordinance (LDO), it was zoned RS-9 (Residential-Single Family)

**ZONING DISTRICT STANDARDS**

**District Summary \***

Zoning District Designation:	Existing (R-5)	Requested (CD-O)
Max. Density:	5 dwelling units per acre	N/A
Typical Uses	Primarily intended to accommodate duplexes, twin homes, townhouses, cluster housing, and similar residential uses.	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 – N/A**

**Environmental/Soils**

Water Supply Watershed Site is non-watersupply watershed and drains to South Buffalo Creek 3

Floodplains <550 ft

Streams N/A

Other: If site is High Density & >1ac is disturbed, site must meet Ph.2 requirements for Quantity & Quality

**Utilities**

Potable Water    N/A  
Waste Water      N/A

**Airport Noise Cone**

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

**Landscaping Requirements**

Because these two lots are owned by separate owners and subject to the same conditions stated in the application it is impossible to determine the exact landscaping requirements without knowing the final configuration of possible uses. Therefore the following general regulations shall be applied to each lot;

On lots of record that existed prior to July 1, 1992 that are less than 55,000 square feet in area, no development is required to landscape more than 15% of the site.

Lots occupied or to be occupied by single-family detached dwellings or two-family dwellings are exempt from the landscaping requirements.

Primary consideration for Landscaping will be to obtain a street yard and to provide a landscape buffer between dissimilar uses such as commercial against single family. Parking lot and other landscaping requirements will be met to the extent possible but not to exceed 15% of the total lot size for each lot if applicable.

**Tree Preservation Requirements**

**Acreage**

**Requirements**

.66 ac.      1% of lot size for commercial use. Single Family Residential uses are exempt from Tree Conservation Requirements.

**Transportation**

Street Classification:    Long Street – Local Street.

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. 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. Sidewalk doesn't exist nor are there any plans for the City to build sidewalk along the frontage of this property.

Transit in Vicinity:      Yes, route 12, Randleman Road/S. Elm-Eugene.

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-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 Residential**. The requested **CD-O** (Conditional District-Office) zoning district is generally inconsistent with this GFLUM designation but since the site is less than one acre in size it is considered compatible per adopted City policy.

### **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.

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.2: Promote mixed-income neighborhoods.

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**

**Community Development**

Applicant is strongly encouraged to discuss this proposal with representatives of the established Greenhaven Neighborhood, within which the subject site is located.

**Planning**

The subject site consists of 2 single-family dwelling units, one of which is currently being used as a home day care with 15 or fewer children. The applicant intends to convert the “home occupation” day care to a child day care center in addition to some other possible future neighborhood oriented office uses. The area surrounding the subject site is primarily characterized by single-family residences, a place of religious assembly and an outdoor retail site for landscaping materials.

Staff believes this rezoning request, if approved, will create a smoother zoning transition between the more intense C-M (Commercial-Medium) zoning district to the east and the R-5 (Residential-Single Family) to the west. It will also 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.