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Planning & Community Development  
Zoning Staff Report and Plan Amendment Evaluation

Zoning Commission Hearing Date: April 11, 2011

**GENERAL INFORMATION**

<b>APPLICANT</b>	The Servant Center, Inc for Michael Aiken Partnership Homes, Inc
<b>HEARING TYPE</b>	Rezoning
<b>REQUEST</b>	<b>CD-O</b> (Conditional District-Office) to <b>CD-RM-26</b> (Conditional District-Residential Multi Family)
<b>CONDITIONS</b>	<ol style="list-style-type: none"><li>1. Uses will be limited to a maximum of 9 multi-family dwelling units</li><li>2. The height from grade at street level on Lexington Avenue shall be limited to one story with the maximum building height limited to 2 stories.</li><li>3. Fencing material in the front yard setback shall be limited to open, decorative or picket metal or wood</li><li>4. Maximum width of the Lexington Avenue façade shall be limited to 35 ft.</li><li>5. There shall be a single primary building entrance on the Lexington Avenue façade.</li><li>6. The primary structure shall have side or front gabled roof or combination thereof.</li></ol>
<b>LOCATION</b>	<b>1207 and 1209 Lexington Avenue</b> , generally described as east of Lexington Avenue and south of Oak Street
<b>PARCEL ID NUMBER(S)</b>	<b>7863097873 and 7863097778</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>128</b> notices were mailed to those property owners in the mailing area.
<b>TRACT SIZE</b>	~0.44 Acres
<b>TOPOGRAPHY</b>	Slopes to the east
<b>VEGETATION</b>	Residential landscaping

**SITE DATA**

**Existing Use** Single-family dwelling unit and a vacant lot

<b>Adjacent Zoning</b>		<b>Adjacent Land Uses</b>
N	O (Office)	Boarding house
E	R-5 (Residential-single Family)	Single-family dwelling
W	R-5 (Residential-single Family) and O (Office)	Glenwood Presbyterian Church and Morris Farlow Park
S	R-5 (Residential-single Family)	Single-family dwelling unit

**Zoning History**

Case #	Date	Request Summary
3647	03/10/2008	<p>This property was rezoned from LO to CD-GO-M with the following conditions:</p> <ol style="list-style-type: none"> <li>1. The height from grade at street level on Lexington Avenue shall be limited to one story with the maximum building height limited to 2 stories.</li> <li>2. Fencing material in the front yard setback shall be limited to open, decorative or picket metal or wood</li> <li>3. Maximum width of the Lexington Avenue façade shall be limited to 35 ft.</li> <li>4. There shall be a single primary building entrance on the Lexington Avenue façade.</li> <li>5. The primary structure shall have side or front gabled roof or combination thereof.</li> </ol>

**ZONING DISTRICT STANDARDS**

**District Summary \***

Zoning District Designation:	Existing (CD-O)	Requested (CD-RM 26)
Max. Density:	12 dwelling units per acre	26 dwelling units per acre
Typical Uses	Primarily intended to accommodate moderate-to-high intensity office and institutional uses and supporting service and retail uses.	Primarily intended to accommodate multi-family and similar residential uses.

\*These regulations may not reflect all requirements for all situations; see the City of Greensboro Development Ordinance for all applicable regulations for site requirements for this zoning district.

**SPECIAL INFORMATION**

**Overlay District Ordinance/Historic Preservation – N/A**

**Environmental/Soils**

Water Supply     Site drains to South Buffalo Creek  
Watershed

Floodplains     >2000 ft

Streams         N/A

Other:            >1acre of disturbance is to take place, site must meet Phase 2 requirements.

**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**

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.

Lexington Ave.: Street Yard – minimum width 10'; 2 canopy trees per 100', 17 shrubs per 100'

North Property Line: Type C Yard – average width 15'; 2 canopy trees per 100', 3 understory trees per 100', 17 shrubs per 100'

East Property Line: NA – Exempt; property lines abutting dedicated street right-of-way that has remained unopened for a period of at least 15 years.

South Property Line: Type C Yard – average width 15'; 2 canopy trees per 100', 3 understory trees per 100', 17 shrubs per 100'

**Parking Lot Landscaping**

Requiring landscaping within parking areas is intended to shade and improve the attractiveness of large areas of pavement.

**Required Landscaping**

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:

<b>Table 10-4: Location of Parking Lot Planting Areas</b>		
<b>Size of Parking Lot Planting Area (sq. ft.)</b>	<b>Number of Trees In Planting Area</b>	<b>Max. Distance from Parking Space (feet)</b>
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**

0.44 ac.      1% of lot size

**Transportation**

- Street Classification:      Lexington Avenue – 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. There is not existing sidewalk along the frontage of this property.
- Transit in Vicinity:                      Yes, route 2, Four Seasons Towne Center and route 11, High Point Road.
- 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 26** (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**

This site is located within the adopted Glenwood Neighborhood Plan. The Glenwood Neighborhood Plan designates this location as **Institutional**. The requested **CD-RM 26** (Conditional District-Residential Multi Family) zoning district is generally consistent with this adopted plan.

### **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.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.

### **Connections 2025 Map Policies**

*Institutional (Glenwood Neighborhood Plan):* Public or private institutional development, including schools, places of worship, government facilities, medical/health care facilities, and non-profit organizations. Institutional uses are encouraged to incorporate features that facilitate access by pedestrians and bicyclists, including conspicuous and secure bicycle parking facilities.

## **CONFORMITY WITH OTHER PLANS**

### **City Plans**

#### **Glenwood Neighborhood Plan**

**Other Plans – N/A**

## **Staff/Agency Comments**

### **Community Development**

The applicant has discussed this proposed rezoning and development extensively with representatives of the Greater Glenwood Neighborhood Association (GGNA). The current zoning designation (established at the applicant's request in 2008) was supported by a vote of GGNA. Likewise for this latest requested rezoning, GGNA voted overwhelmingly on Thursday, March 3, 2011, to support the zoning change needed to allow this project to proceed. Information about this proposed project was included in composing the Glenwood Neighborhood Plan (adopted in February 2008), to ensure that its eventual development would not present conflicts.

## Planning

The proposed **CD-RM-26** (Conditional District-Residential Multi Family) zoning district with uses limited to a maximum of nine multi-family dwelling units would allow land uses that are compatible with the existing development in the general area. Currently existing on the site is an old single-family unit and a vacant lot. The area surrounding the subject site is primarily characterized by single family residential developments to the east and south. To the west is a church and the Morris Farlow Park and to the north is a boarding house. The applicant intends to construct a maximum of 9 multi-family dwelling units for disabled veterans. This rezoning request comes with appropriate design conditions that will make the proposed project blend harmoniously with the existing single-family developments.

This rezoning request if approved will help promote a diverse mix of uses, housing types, and densities in the general neighborhood without impacting the overall mix of uses found in this vicinity. 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. The existing neighborhood will be improved by encouraging compatible infill development where City infrastructure already exists.

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 area.

## **STAFF RECOMMENDATION**

Staff recommends **approval** of the requested **CD-RM-26** (Conditional District-Residential Multi Family) zoning district.