



Z-18-06-010

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

Zoning Commission Hearing Date: June 18, 2018

GENERAL INFORMATION

APPLICANT	Friends Homes, Inc.
HEARING TYPE	Rezoning Request
REQUEST	R-3 (Residential Single-family - 3) to CD-RM-5 (Conditional District – Residential Multi-family - 5) with the following condition:
CONDITIONS	1. Uses shall be limited to a maximum 14 residential dwelling units.
LOCATION	905-1003 Ridgecrest Drive
PARCEL ID NUMBER(S)	7835533981, 7835544031, 7835545019, 7835545196, 7835546274, 7835547351, and 7835548327.
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). 64 notices were mailed to those property owners in the mailing area.
TRACT SIZE	3.7 Acres
TOPOGRAPHY	Generally flat
VEGETATION	Residential

SITE DATA

Existing Use	Residential Single-family	
	Adjacent Zoning	Adjacent Land Uses
N	R-3 (Residential Single-family – 3)	Single-family Dwellings
E	CD-PI (Conditional District – Public and Institutional)	Assisted Living Facility and Single-family Dwellings
W	R-3 (Residential Single-family – 3)	Single-family Dwellings

S R-3 (Residential Single-family – 3) Single-family Dwellings

Zoning History

Case #	Date	Request Summary
N/A	N/A	The property is currently zoned R-3 (Residential Single-family – 3) and has been since the adoption of the Land Development ordinance in July 2010. Prior to the LDO, the subject property was zoned RS-12 (Residential Single-family).

ZONING DISTRICT STANDARDS

District Summary *

Zoning District	Existing	Requested
Designation:	(R-3)	(CD-RM-5)
Max. Density:	3 units per acre	5 units per acre
Typical Uses	Primarily intended to accommodate single-family and similar residential uses at a density of 3.0 units per acre or less.	This request would allow a maximum 14 residential dwelling units.

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

SPECIAL INFORMATION

Overlay District Ordinance/Historic Preservation

The subject site is located within the New Garden Road Visual Corridor Overlay Zone, which prohibits establishment of new outdoor advertising signs therein.

The subject site is partially located (southern corner) within the West Friendly Avenue Visual Corridor Overlay Zone, which prohibits establishment of new outdoor advertising signs therein.

Environmental/Soils

Water Supply Watershed Site drains to Greensboro Watersupply Watershed WS-III, Horsepen Creek Watershed

Floodplains >2000LF

Streams N/A

Other: Site must meet current Watershed requirements, Water Quality and Water Quantity must be addressed. Max.High Density BUA is 70%, Low Density is 24%. Site is located within the PTI 5 mile statue radius. Any new BUA must be treated by a State approved Water Quality BMP and any existing BUA that would drain to the device treated to the maximum extent practicable.

Utilities (Availability)

Potable Water Available

Waste Water Available

Airport Overlay District & Noise Cone

n/a

Landscaping & Tree Conservation Requirements

Landscaping:

Street Yards:

Street planting yards must be installed abutting public street rights-of-way. The required street planting yard must have a minimum width of 10 feet (as measured from the outside edge of the right-of-way or the back of the sidewalk, whichever is further from the street centerline) and include at least 2 canopy trees and 17 shrubs per 100 linear feet of required street planting yard, not including allowed driveways.

Buffer Yards:

Adjacent to single family residential uses: Type C buffer yard, with an average width of 15', a minimum width of 10', and a planting rate of 2 canopy trees, 3 understory trees, and 17 shrubs per 100 linear feet.

Parking Lots:

Trees for required parking spaces: 1 canopy tree per 12 spaces, in islands or medians within the parking lot.

Tree Conservation:

For 3.7 acres, 5% of parcel size in critical root zone to be dedicated for Tree Conservation.

Transportation

Street Classification: Ridgecrest Drive – Local Street.

Site Access: All access(s) must be designed and constructed to the City of Greensboro standards.

Traffic Counts: None Available.

Trip Generation: 24 Hour = 1,194, AM Peak Hour = 84, PM Peak Hour = 117.

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 does not exist along the frontage of this property.

Transit in Vicinity: No.

- Traffic Impact Study: (TIS) Yes, a TIS was conducted for this zoning case in conjunction with cases Z-18-06-008 and Z-18-06-009. Please see the end of the staff report for case Z-18-06-008 for the Executive Summary of the **DRAFT** TIS.
- Street Connectivity: There are no plans for public streets on this site.
- Other: The 2015 BiPed Plan recommends bike lanes along New Garden Road. However, there is no project planned and implementation would need to be studied for feasibility.

IMPACT/POLICY ANALYSIS

Land Use Compatibility

The proposed **CD-RM-5 (Conditional District – Residential, Multi-Family – 5 du/ac)** zoning, as conditioned, 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 d.u./acre)**. The requested **CD-RM-5 (Conditional District – Residential, Multi-Family – 5 du/ac)** zoning district, as conditioned is generally consistent with the **Low Residential (3-5 d.u./acre)** GFLUM designation. The Growth Strategy Map identifies the subject site as being located within the **West Friendly Avenue / Guilford College Road Activity Center** area.

Connections 2025 Written Policies

Land Use Goal 4.1 – Growth Strategy: Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

Policy 4A: Remove present impediments to infill and investment in urban areas.

Policy 4B: Target capital investments to leverage private investment in urban areas.

Policy 4C: Promote new patterns and intensities of use to increase economic competitiveness and enhance quality of life in urban areas.

Policy 4D: Identify potential opportunities and selectively target, plan and promote development/reuse initiatives.

Community Character, Goal 5.2 – Man-Made Environment: Preserve and enhance the character and visual quality of Greensboro's built environment, including historic resources, private developments, and public landscapes.

Policy 5E: Improve the aesthetic quality of publicly owned and maintained landscapes.

Policy 5F: Implement and improve design standards governing the appearance of development from public roadways.

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

Economic Development, Goal 7: 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: Target city investment and regulatory policies for economic development.

Policy 7C: Ensure that city land use policies and regulations allow for an adequate supply of land to accommodate economic development.

Transportation, Goal 8: Develop and maintain a safe, efficient, and environmentally sound transportation system that provides convenient choices for accessing destinations throughout Greensboro and the Triad, including a range of well-integrated transit, pedestrian, and bicycle linkages.

Policy 8A: Maintain a roadway network that safely and efficiently accommodates vehicular traffic while supporting other community objectives defined in the Comprehensive Plan.

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.

Activity Center: Activity Centers are existing or anticipated future concentrations of uses that function as destinations or hubs of activity for the surrounding area. Typically located in areas of mixed use shown on the Generalized Future Land Use Map, such centers are intended to include features such as a mix of higher intensity uses (housing, retail, office, etc.), compact development patterns, and pedestrian and transit linkages. A one-half mile radius (considered the limit of a comfortable walk) is shown around each activity center except for the Downtown, which functions as an activity center for the entire City. It should be noted that the locations shown on the Generalized Future Land Use Map are conceptual and do not preclude the development of Activity Centers in other locations where they would support the goals and policies of the Comprehensive Plan.

CONFORMITY WITH OTHER PLANS

City Plans

Sustainability Action Plan

Element 1) Transportation and Land Use:

Policy 1) Encourage increased density, a mix of land uses and more integrated links between transportation and land use through changes to Greensboro's Comprehensive Plan, Development Ordinance and other related plans.

Element 2) Green Jobs and Buildings:

Policy 3) Develop a coordinated City program to provide technical support, energy audits and education and outreach to increase energy efficiency and conservation in commercial and residential buildings.

Policy 4) Use a combination of code changes, incentives, partnerships and education to promote green building in Greensboro.

Policy 6) Promote more efficient use of water through education, partnerships and pilot projects.

Element 3) Waste Reduction and Recycling:

Policy 7) Employ a combination of expanded recycling infrastructure, regulations and incentives to increase Greensboro's solid waste diversion and recycling rates.

Element 6) Education and Outreach:

Policy 11) Provide technical support, awards and recognition to individuals and organizations furthering Greensboro's energy and sustainability efforts.

Other Plans

STAFF ANALYSIS AND RECOMMENDATION

Community Outreach

Applicant is strongly encouraged to discuss this proposed rezoning and development with owners of surrounding properties, and with representatives of the nearby Quaker Acres neighborhood and Longview Hills neighborhood (located to the west).

Staff Analysis

The 3.7-acre subject properties are made up 7 individual lots. These properties currently contain single-family residences. North, west, and south of the request are single-family dwellings (zoned R-3). East of the request are single-family dwellings and an assisted living facility (zoned CD-PI).

The proposed CD-RM-5, as conditioned, limits uses to a maximum of 14 residential dwelling units. The RM-5 zoning district is primarily intended to accommodate duplexes, twin homes, townhouses, cluster housing, and other residential uses at a density of 5.0 units per acre or less. Additionally, a goal of the Comprehensive Plan is to 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 Comprehensive Plan's Future Land Use Map designates this area as Low Residential. Low Residential includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within a density of 3-5 dwelling units per acre. The proposed CD-RM-5 zoning district promotes low density development that is supported by the Low Residential designation.

The request is consistent with the intent and purpose of the zoning code, the Comprehensive Plan (Connections 2025) and is generally compatible with the existing development and trend in the surrounding area.

Staff Recommendation

Staff recommends **approval** of the requested **CD-RM-5** (Conditional District – Residential Multifamily) zoning district.