



# Z-18-08-002

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

Zoning Commission Hearing Date: August 20, 2018

### GENERAL INFORMATION

<b>APPLICANT</b>	Trudy Menzzentto for Habitat for Humanity
<b>HEARING TYPE</b>	Rezoning Request
<b>REQUEST</b>	CD-RM-18 (Conditional District – Residential Multi-family - 18) to R-7 (Residential Single-family - 7)
<b>CONDITIONS</b>	N/A
<b>LOCATION</b>	1401-1501 Asher Downs Drive, 3806 Yanceyville Street, and 2903-2904 Hampton Park Trail
<b>PARCEL ID NUMBER(S)</b>	<b>Multiple</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>108</b> notices were mailed to those property owners in the mailing area.
<b>TRACT SIZE</b>	8.891 Acres
<b>TOPOGRAPHY</b>	Generally Flat
<b>VEGETATION</b>	Residential

### SITE DATA

<b>Existing Use</b>	Single-family Dwellings and Undeveloped
<b>Adjacent Zoning</b>	<b>Adjacent Land Uses</b>
N R-3 (Single-family Residential)	Single-family Dwelling and Undeveloped
E R-3 (Single-family Residential)	Undeveloped
W R-3 (Single-family Residential)	Single-family Dwellings
S RM-12 (Multi-family Residential)	Single Family Dwelling and Assisted Living Facility

**Zoning History**

Case #	Date	Request Summary
3230	April 12, 2004	<p>The property was rezoned from RS-12 (Residential Single Family) to CD-RM-18 (Residential Multifamily) with the following condition:</p> <ol style="list-style-type: none"> <li>1. Uses limited to a maximum of 31 single family detached lots and a maximum of 12 townhouse units.</li> </ol>

**ZONING DISTRICT STANDARDS**

**District Summary \***

Zoning District Designation:	Existing (CD-RM-18)	Requested (R-7)
Max. Density:	Maximum 31 single family dwellings and 12 townhouse dwellings	7 dwelling units per acre
Typical Uses	Typical uses in the RM-18 district include both multi-family and single-family uses.	Typical uses in the R-7 district include single-family uses.

*\*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**

n/a

**Environmental/Soils**

Water Supply Watershed Site drains to N. Buffalo Creek, non-watersupply watershed

Floodplains > 2000LF

Streams N/A

Other: No stormwater requirements for single family residence. Existing approved subdivision, Asher Downs, Pb.164, pg.53

**Utilities (Availability)**

Potable Water Available

Waste Water Available

**Airport Overlay District & Noise Cone**

n/a

### Landscaping & Tree Conservation Requirements

There are no requirements for Landscaping or Tree Conservation for single-family residential development.

### Transportation

- Street Classification: Yanceyville Street – Major Thoroughfare.  
Asher Downs – Local Street.  
Hampton Park Trail – Local Street.
- Site Access: All access(s) must be designed and constructed to the City of Greensboro standards.
- Traffic Counts: Yanceyville Street AADT = 14,000 (NCDOT, 2016).
- 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 does exist along a portion of the frontage of this property.
- Transit in Vicinity: Yes, GTA Route 15 (Yanceyville St. / Brightwood School Rd.) is adjacent to the subject property, along Yanceyville Street.
- Traffic Impact Study: No TIS required per TIS Ordinance.  
(TIS)
- Street Connectivity: N/A.
- Other: Subject sites are adjacent to or near the Yanceyville Street Sidewalk Project which will add sidewalk to both sides of Yanceyville Street. Construction estimated to begin late 2019 or early 2020.

### IMPACT/POLICY ANALYSIS

#### Land Use Compatibility

The proposed **R-7 (Residential, Single Family – 7 du/ac)** 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 d.u./acre)**. The requested **R-7 (Residential, Single Family – 7 du/ac)** zoning district is generally inconsistent with the **Low Residential (3-5 d.u./acre)** GFLUM designation, however, per City Council adopted policy, a GFLUM amendment is not required for re-zoning requests in which the proposed residential density is within 10% of the maximum or minimum residential density for the existing future land use classification.

**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.

**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.

**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**

n/a

### **STAFF ANALYSIS AND RECOMMENDATION**

#### **Community Outreach**

Applicant is strongly encouraged to discuss this proposed rezoning and development with owners of surrounding properties.

#### **Staff Analysis**

The 8.89 acre subject property currently contains both a number of single-family dwellings and some currently undeveloped lots. North, east, and west of the request are single-family dwellings or undeveloped properties (zoned R-3). South of the request is a single family residence and assisted living facility (zoned RM-12).

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 generally be accommodated within a density of 3-5 dwelling units per acre.

The proposed R-7 zoning request is being made in order to slightly increase the number of allowed single family lots while removing the current option for developing townhomes, thus reducing the overall density of the site from its current configuration. This shift to allow only single family residential development is consistent with development patterns in the area and within the existing Asher Downs neighborhood that is the subject of the rezoning request. The proposed rezoning request supports both the Comprehensive Plan's Reinvestment/Infill goal to promote sound investment in Greensboro's urban areas and the Housing and Neighborhoods goal 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 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 **R-7** (Residential Single-family - 5) zoning district.