



Z-18-12-001

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

Zoning Commission Hearing Date: December 17, 2018

GENERAL INFORMATION

APPLICANT Will Shuford

HEARING TYPE Rezoning Request

REQUEST C-M (Commercial Medium) to R-5 (Residential Single-family - 5)

CONDITION N/A

LOCATION 830 Glenwood Avenue

PARCEL ID NUMBER(S) 7864023216

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). **66** notices were mailed to those property owners in the mailing area.

TRACT SIZE 0.18 Acres

TOPOGRAPHY Flat

VEGETATION Residential

SITE DATA

Existing Use Single-family Dwelling

	Adjacent Zoning	Adjacent Land Uses
N	C-M (Commercial Medium)	Single Family Dwelling
E	C-M (Commercial Medium)	Undeveloped Lot
W	UMU (University Mixed Use)	Parking Lot for University Facilities
S	R-5 (Residential Single-family – 5)	Single Family Residence

Zoning History

Case #	Date	Request Summary
N/A	N/A	The property is currently zoned C-M (Commercial Medium) and has been since the adoption of the Land Development ordinance in July 2010. Prior to the LDO, the subject property was zoned GB (General Business).

ZONING DISTRICT STANDARDS

District Summary *

Zoning District	Existing	Requested
Designation:	(C-M)	(R-5)
Max. Density:	N/A	5.0 units per gross acre
Typical Uses	Primarily intended to accommodate a wide variety of commercial, retail and service uses.	Primarily intended to accommodate low-density single-family detached residential development.

**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

Subject site is located within the Central Business Overlay Zone, which prohibits the establishment of new outdoor advertising signs therein.

Environmental/Soils

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

Floodplains >2000LF

Streams N/A

Other: Site must meet current Watershed requirements for Water Quantity Control.

Utilities (Availability)

Potable Water Available

Waste Water Available

Airport Overlay District & Noise Cone

n/a

Landscaping & Tree Conservation Requirements

There are no Landscaping or Tree Conservation requirements for Single-family residential use.

Transportation

Street Classification:	West Gate City Boulevard – Major Thoroughfare. Glenwood Avenue – Collector 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 does exist along the frontage of this property.
Transit in Vicinity:	Yes, GTA Route 2 (Four Seasons) is adjacent to subject property, along Glenwood Avenue.
Traffic Impact Study: (TIS)	No TIS required per TIS Ordinance.
Street Connectivity:	N/A.
Other:	N/A.

IMPACT/POLICY ANALYSIS**Land Use Compatibility**

The proposed **R-5 (Residential, Single-Family – 5 du/ac)** zoning would allow land uses that are compatible with the general character of the area.

Connections 2025 Comprehensive Plan Policies

The Future Land Use Map of the adopted Glenwood Neighborhood Plan designates this location as **Residential - Single to 5 Unit Multi-Family**. The requested **R-5 (Residential, Single-Family – 5 du/ac)** zoning district is generally consistent with the **Residential - Single to 5 Unit Multi-Family** future land use designation.

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.

Glenwood Neighborhood Plan Future Land Use Map Policies

Residential – Single-Family to 5-Family - Primarily residential development of single family detached homes and multi-unit single-family partitioned development of 2 to 4 dwelling units per structure, per zoning lot, and not exceeding 2 stories in height. Single family homes may be divided into not more than four separate dwelling units, and/or may be augmented by one accessory dwelling unit, notwithstanding the maximum residential density permitted by the underlying zoning district. Development may also include a limited number of supportive uses such as grade schools, churches, parks, and neighborhood-serving commercial development that may not be explicitly depicted on the Glenwood Future Land Use Map. Whenever possible, existing residential structures with architectural and/or historical significance should be preserved either on site, or if necessary relocated, preferably to another site within the Greater Glenwood Neighborhood. Residential structures may be converted to office use, provided that the original residential structure is retained.

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.

Glenwood Neighborhood Plan

Vision: The Glenwood Neighborhood is a thriving community in the heart of Greensboro.

Residents, property owners, and businesses alike benefit from Glenwood's safe, attractive, and diverse environment. Well maintained parks and recreational facilities add to the quality of life in Glenwood. People of all ages and abilities find convenient, appealing facilities to travel in Glenwood on foot, by bicycle, or via the street and public transit systems. Housing variety and affordability are maintained, while housing quality and incentives for home ownership are expanded. Glenwood is Greensboro's best kept secret.

Goals:

- Increase Home Ownership & Maintenance
- Improve Walkability & Bikeability
- Promote Desirable Infill Development
- Reduce Crime & Perceptions of Danger
- Promote Vibrant Accessible Retail & Services
- Strengthen Community Fabric

Other Plans

n/a

STAFF ANALYSIS AND RECOMMENDATION

Community Outreach

Applicant is strongly encouraged to discuss this proposed rezoning with owners of adjacent properties and with representatives of the Greater Glenwood Neighborhood, within which the subject site is located.

Staff Analysis

This .18 acre request is to rezone an existing single family dwelling from commercial zoning to residential single family zoning. North and east of the request are another single family dwelling and an undeveloped lot (zoned C-M). West of the request is a parking lot associated with university facilities (UNCG Spartan Village) zoned UMU and south of the request is a single family dwelling zoned R-5.

The adopted Glenwood Neighborhood Plan's Future Land Use Map designates this area as **Residential - Single to 5 Unit Multi-Family**. This designation is intended for primarily residential development of single family detached homes and multi-unit single-family partitioned development of 2 to 4 dwelling units per structure, per zoning lot, and not exceeding 2 stories in

height. The proposed R-5 residential zoning would make this property more consistent with this designation than the current commercial zoning and would allow for additional improvements and expansion of the current single family residential dwelling in line with the goals of the Glenwood Neighborhood Plan. The request is also generally consistent with the Comprehensive Plan's 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-5** (Residential Single Family - 5) zoning district.