



Z-19-04-013

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

Zoning Commission Hearing Date: April 15, 2019

GENERAL INFORMATION

| | |
|----------------------------|--|
| APPLICANT | Henson Realty LLC |
| HEARING TYPE | Rezoning Request |
| REQUEST | R-3 (Residential Single Family) to CD-RM-5 (Conditional District Residential Multifamily) |
| CONDITIONS | 1. Uses shall be limited to residential uses only |
| LOCATION | 4416 North Church Street |
| PARCEL ID NUMBER(S) | 7867714972 |
| 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). 127 notices were mailed to those property owners in the mailing area. |
| TRACT SIZE | 20.6 Acres |
| TOPOGRAPHY | Relatively flat |
| VEGETATION | Wooded |

SITE DATA

| | |
|---------------------------------------|---|
| Existing Use | Undeveloped |
| Adjacent Zoning | Adjacent Land Uses |
| N R-7 (Residential Single-family - 7) | Single-family dwellings |
| E R-5 (Residential Single-family – 5) | Single-family dwellings |
| W R-3 (Residential Single-family – 3) | School |
| S R-3 (Residential Single-family – 3) | Single-family dwellings and Highway R-O-W |

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 Designation: | Existing (R-3) | Requested (CD-RM-5) |
|------------------------------|--|---|
| Max. Density: | 3 dwelling units per acre | 5 dwelling units per acre |
| Typical Uses | Primarily intended to accommodate low-density single-family detached residential development of up to 3 dwelling units per acre. | Conditioned to allow residential uses only. |

**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 partially (except the northwest corner) within the SCOD-1 (Scenic Corridor Overlay District 1) of the Greensboro Urban Loop. Consult the Scenic Corridor Overlay Districts Design Manual, for detailed applicable requirements and design guidelines. Landscaping and architectural requirements will apply.

Environmental/Soils

Water Supply Watershed Site drains to Greensboro Watersupply Watershed WS-III, Lake Townsed sub-basin, Watershed Critical Area Tier 4

Floodplains > 2000LF

Streams A 50ft stream buffer applies to Blue Line stream, measured from top of bank on each side.

Other: Max. High Density development with sewer for WCA Tier 4 is 40%. Water Quality & Water Quantity control must be addressed. See Land Deveopment Ordinance Chp.30-12-4 for Watershed Critical Area requirements.

Utilities (Availability)

Water: Available
Sewer: 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.

Adjacent to Urban Loop right-of-way: a natural undisturbed buffer, with a minimum width of 40', a maximum width of 75', and an average width of 50'. If there are no canopy or understory trees in the buffer area, then the following planting rates shall apply: 9 canopy trees and 12 understory trees per 100 l.f. If existing trees are not adequate to provide screening equivalent to the required planting rate, then supplemental trees shall be required.

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 20.6 acres, 10% of parcel size to be dedicated in critical root zone for Tree Conservation.

Transportation

Street Classification: Church Street – Major Thoroughfare.
Old Lake Jeanette Road – Collector Street.

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

Traffic Counts: Church Street AADT = 13,000 vpd (NCDOT, 2017).

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 not exist along the frontage of this property.

Transit in Vicinity: No.

Traffic Impact Study: No TIS required per TIS Ordinance.
(TIS)

Street Connectivity: N/A.

Other: N/A.

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)** and **Mixed Use Commercial**. The requested **CD-RM-5 (Conditional District – Residential, Multi-Family – 5 du/ac)** zoning, as conditioned, is generally consistent with the **Low Residential (3-5 d.u./acre)** and **Mixed Use Commercial** GFLUM designations.

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.

Mixed Use Commercial: This designation is intended to promote a mix of uses, of which various commercial uses remain predominant, but where residential, service, and other uses are complementary. Where applied to older highway corridors characterized by "strip" commercial uses, the intent is to encourage infill and redevelopment for a more diverse and attractive mix of uses over time. Examples include residential units over commercial uses or a wider array of economically viable uses to replace obsolete uses. Such areas also may represent opportunities for the introduction of substantial higher density and/or mixed-income housing, with negligible impacts on, or resistance from, nearby single-family neighborhoods. Ensuring that buildings are of the appropriate scale and intensity is critical, as is ensuring that sites are designed in a coordinated, as opposed to a lot-by-lot, manner. New "strip" commercial development is discouraged.

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 and with representatives of The Orchard neighborhood, within which the subject site is partially located.

Staff Analysis

The 20.6 acre subject property is currently vacant. North and east of the request single-family residential use zoned R-3, R-5, and R-7. South of the request are single-family dwellings and future highway right of way zoned R-3. West of the subject property is an educational uses zoned R-3.

The Comprehensive Plan’s Future Land Use Map currently designates this property as Low Residential and Mixed Use Commercial, with the Low Residential designation covering the vast majority of the property. The Low Residential designation includes the City’s predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within the density range of generally 3 to 5 dwelling units per acre. The Mixed Use Commercial designation is intended to promote a mix of uses, of which various commercial uses remain predominant, but where residential, service, and other uses are complementary.

The proposed CD-RM-5 request, as conditioned, is limited to single family and multifamily residential uses only with a maximum allowable density of 5 dwelling units per acre. 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 **CD-RM-5** (Conditional District Residential Multifamily - 5) zoning district.