



Z-19-06-004

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

Zoning Commission Hearing Date: June 17, 2019

GENERAL INFORMATION

APPLICANT	D. Stone Builders, Inc. on behalf of Cynthia and Jacob Jeffers Jr. and Knight's Club, Inc.
HEARING TYPE	Rezoning Request
REQUEST	R-3 (Residential Single Family- 3) to CD-RM-5 (Conditional District – Residential Multi-family – 5)
CONDITIONS	1. Uses limited to a maximum of 49 dwelling units.
LOCATION	2780, 2782, and 2808-YY Horse Pen Creek Road
PARCEL ID NUMBER(S)	7836858875, 7836855539, and 7836855857
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). 224 notices were mailed to those property owners in the mailing area.
TRACT SIZE	10.99 Acres
TOPOGRAPHY	Steeply sloping
VEGETATION	Primarily Wooded

SITE DATA

Existing Use	Private club/lodge and vacant land	
	Adjacent Zoning	Adjacent Land Uses
N	CD-RM-5 (Residential Multi-family) R-3 (Residential Multi-family)	Multi-family dwellings and Single-family dwellings
E	R-3	Single-family dwellings
W	CD-RM-5 (Residential Multi-family) R-3	Multi-family dwellings Vacant land and Single-family dwellings
S	CD-RM-5 (Residential Multi-family) R-3	Multi-family dwellings and Single-family dwelling

Zoning History

Case #	Date	Request Summary
N/A	N/A	A portion of 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 - 12).

ZONING DISTRICT STANDARDS

District Summary *

Zoning District	Existing	Requested
Designation:	(R-3)	(CD-RM-5)
Max. Density:	3 dwelling units per acre	5 dwelling units per acre
Typical Uses:	Typical uses in the R-3 district may include single-family uses.	Typical uses in the RM-5 district may include multi-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 Greensboro WSIII, Watersupply Watershed, Horse Pen Creek Watershed

Floodplains < 500FT

Streams Blue Line stream is located onsite. A 50ft Stream buffer measured from top of stream bank on each side is required. See LDO Chp.30-12-3.9 for stream buffer Allowances and Restrictions. Existing channel must be identified to its origin. If the channel is either perennial or intermittent to the origin, a 50ft stream buffer will apply since channel is feeding a Blue Line stream.

Other: Site must meet Phase 2 Stormwater requirements, water quality and water quantity control must be addressed. Max. High Density development with sewer is 70% BUA. The site is within the PTI 5 statue mile radius. No BMP/SCM that holds a normal pool elevation is allowed unless an engineer’s justification is approved by Stormwater. 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

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 uses: 15-foot Type C yard with planting rate of 2 canopy trees, 3 understory trees, and 17 shrubs per 100 l.f.

Adjacent to vacant property: Vehicular Use Area buffer yard (see below) between any parking lot or drive aisle and the adjacent property line, unless conditioned otherwise.

Parking Lots:

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

Tree Conservation:

For 10.99 acres, 10% of parcel size in critical root zone to be dedicated for Tree Conservation.

Transportation

Street Classification: Horse Pen Creek Road – Minor Thoroughfare.
Quaker Run Drive – Local Street.

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

Traffic Counts: Horse Pen Creek Rd AADT = 16,000 (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 however will be installed as part of the City of Greensboro's Horse Pen Creek widening project.

Transit in Vicinity: No.

Traffic Impact Study: No.
(TIS)

Street Connectivity: N/A.

Other: Subject site is within the limits of the Horse Pen Creek Road Widening Project that is currently under construction and scheduled to be completed Summer/Fall 2020.

IMPACT/POLICY ANALYSIS

Land Use Compatibility

The proposed **CD-RM-5 (Conditional District Residential Multifamily – 5)** 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 Multifamily – 5)** zoning district, as conditioned, is generally consistent with the **Low Residential (3-5 d.u./acre)** GFLUM 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.

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, and with representatives of the Quaker Run neighborhood, within which the subject site is located.

Staff Analysis

The 10.99 acre subject site is currently vacant land and a private lodge. North and west of the request are single-family and multi-family uses (zoned R-3 and CD-RM-5). South of the request are multi-family uses (zoned CD-RM-5). East of the request are single-family uses (zoned R-3).

The Comprehensive Plan's Future Land Use Map designates this area as Low Residential. This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within a density range of 3-5 dwelling units per acre. The requested CD-RM-5 zoning district is consistent with the Low Residential designation and compatible with uses present in the surrounding area.

The RM-5 zoning district is generally intended to accommodate low density multi-family and single family residential uses. The proposed CD-RM-5 rezoning request also imposes conditions that will limit negative impacts on surrounding uses and will be located along a roadway with significant traffic capacity once work currently underway is complete. The rezoning request is 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. It is also consistent with the Comprehensive Plan's Reinvestment/Infill goal to promote sound investment in Greensboro's urban areas

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** (Condition District – Residential Multi-family - 5) zoning district.