



PL (Z) 14-11

Planning Department Zoning Staff Report and Plan Amendment Evaluation

City Council Hearing Date: July 15, 2014

GENERAL INFORMATION

APPLICANT	Charles E. Bray
HEARING TYPE	Rezoning Request
REQUEST	R-3 (Residential Single-Family) to CD-RM-8 (Conditional District-Residential Multi-Family)
CONDITIONS	<ol style="list-style-type: none">1. The site shall be limited to a maximum of 75 single family or townhouse dwelling units. <p>The conditions below were added following conversations held after the May 12th Zoning Commission meeting:</p> <ol style="list-style-type: none">2. Height shall be limited to two stories.3. 50% of exterior surfaces shall consist of brick or stone.4. No internal illumination of signs.
LOCATION	4310 Four Farms Road , generally described as east of Four Farms Road, north of Drawbridge Parkway, and west of Battleground Avenue.
PARCEL ID NUMBER(S)	7847204536
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). 17 notices were mailed to those property owners in the mailing area.
TRACT SIZE	~15.76 Acres
TOPOGRAPHY	Undulating
VEGETATION	Residential

SITE DATA

Existing Use	Single-family dwelling
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	Adjacent Zoning	Adjacent Land Uses
N	R-3 (Residential Single-Family)	Single-family dwellings
E	RM-8 (Residential Multi-Family)	Single-family dwellings
W	R-3 (Residential Single Family)	Single-family dwellings
S	R-3 & RM-8 (Residential Single Family & Residential Multi-Family)	Single-family dwellings & Multi-family dwellings

Zoning History

Case #	Date	Request Summary
N/A	N/A	The property addressed 4310 Four Farms Road has been zoned R-3 (Residential Single-Family) since July 1, 2010. Prior to the implementation of the Land Development Ordinance (LDO) it was zoned RS-12 (Residential Single-Family).

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (R-3)	Requested (CD-RM-8)
Max. Density:	A maximum density of 3.0 units per acre or less.	A maximum density of 8.0 units per acre or less.
Typical Uses	Primarily intended to accommodate low-density single-family detached residential development.	Primarily intended to accommodate Duplexes, twinhomes, townhouses, cluster housing, and similar residential uses.

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

SPECIAL INFORMATION

Overlay District Ordinance/Historic Preservation

Approximately the southern two-thirds of the subject site is located 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.

Environmental/Soils

Water Supply Watershed Site drains to Greensboro Watersupply Watershed, Horsepen Creek Watershed

Floodplains <1000ft

Streams If High Density development is proposed a 100ft stream buffer measured from top bank for perennial streams. If Low Density development is proposed a 50ft stream buffer measured from top of bank is required. See LDO Chp.30-12-3.9 for the Table of Activities and Structures allowed within the stream buffer.

Other: Site must meet current watersupply watershed requirements, water quality & water quantity must be addressed. Maximum BUA for High Density development is 70%. The proposed development shown on this plan is within five statute miles of the airport air operation area. According to Session Law 2012-200 Senate Bill 229 Part IV, the City of Greensboro encouraged and the design engineer considered alternative Stormwater Control Measures included in the North Carolina Best Management Practice Manual developed by NCDENR other than wet ponds or those that promote standing water. FEMA Special Flood Hazard Area (SFHA) is onsite. Any disturbance within the SFHA requires a Floodplain Development Permit.

Utilities

Potable Water Water is available and capacity is in line with request

Waste Water Sewer is available and capacity is in line with request

Airport Noise Cone

The subject property is located in the Airport Noise Cone.

Landscaping Requirements

Adjoining Single Family - Type B Yard – average width 25'; 3 canopy trees per 100', 5 understory trees per 100', 25 shrubs per 100'

Adjoining Multi-Family – 5' wide Vehicular Use Buffer Yard between areas of parking or driveways and the adjacent property line.

Four Farms Rd. - Street Yard – minimum width 10'; 2 canopy trees per 100', 17 shrubs per 100'

Parking Lot Landscaping

Requiring landscaping within parking areas is intended to shade and improve the attractiveness of large areas of pavement.

Required Landscaping

Parking lot planting yards must include at least one canopy tree for every 12 parking spaces.

Required canopy tree areas must be located within the parking lot. They may be located in landscape islands, landscape divider medians between rows of parking, or in driveway medians.

Islands or other planting areas for canopy trees must have a minimum area of 200 square feet with a minimum dimension of 7 feet, measured in any direction. Islands or

planting areas of less than 200 square feet may not be counted toward satisfying parking lot landscaping requirements.

The landowner may provide required landscape islands or planting areas using one or more of the planting area sizes below. Each parking space must be entirely within the designated distance of a parking lot planting area as specified below:

Table 10–4: Location of Parking Lot Planting Areas		
Size of Parking Lot Planting Area (sq. ft.)	Number of Trees In Planting Area	Max. Distance from Parking Space (feet)
200-499	1	100 (1)
500-899	3	130
(1) Canopy trees installed as part of a required planting yard that abuts the parking lot may be used for up to 50% of the required distance		

Grouping canopy trees within the same landscape island or planting area is strongly encouraged, even if this would decrease the number of islands within the parking lot.

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 used to satisfy the planting requirements for parking lot areas may not be counted toward the planting requirements for other required plantings on the site.

Tree Preservation Requirements

Acreage	Requirements
15.76 ac.	10% of lot size.

Transportation

- Street Classification: Four Farms Road – Collector Street.
- Site Access: All access 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 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: The southernmost point of site is within 100ft of the future I-840 Urban Loop that is currently under construction and scheduled for completion in 2018.

This site is also within 0.5 mi of the Horse Pen Creek Road Widening project scheduled to begin construction in spring of 2016.

IMPACT ANALYSIS

Land Use Compatibility

The proposed **CD-RM-8 (Conditional District, Residential Multifamily)** 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 (GFLUM) designates this location as **Institutional** and **Low Residential**. The requested **CD-RM-8 (Conditional District, Residential Multifamily)** zoning district is generally inconsistent with this GFLUM designation, however the applicant has concurrently submitted a request to amend the GFLUM designation on the subject site to **Mixed Use Residential** which, if approved would resolve this inconsistency.

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

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 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

Institutional: This designation applies to university and college campuses, major medical/health care concentrations, and similar large-scale institutional activity centers.

Low Residential: 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 Residential: This designation applies to neighborhoods or districts where the predominant use is residential and where substantial, compatible local-serving nonresidential uses may be introduced. Such use mixes are typically found in older, in-town neighborhoods that accommodate "corner stores" and other local services, as well as in newly developed traditional neighborhood developments (TNDs). This district is also applied in areas suited to a diverse mix of housing types and densities. Ensuring that buildings are of the appropriate scale and intensity is critical.

Comprehensive Plan Amendment History

Case #	Date	Request Summary
n/a	n/a	n/a

Applicant Stated Reasons for Request

"The property is bound by RM-8 to the east side and R-12 to the west. The R-12 has been previously master planned to multi family for future development. 2.3 acres of the subject property was rezoned to RM-8 in 2006. Change is needed because requested zoning would not be compatible with Low Residential GFLUM designation."

Explain in detail the conditions that you think may warrant a Plan Amendment – Per Applicant and Application

"In recent years Four Farms has become an area that new multi family development has begun. The fact that the western leg of Painter Blvd [sic] is under construction our 'Island in the City' is disappearing. The maps will show the commercial and multi family development under way."

COMPREHENSIVE POLICY PLAN ANALYSIS

Need for Proposed Change

The requested zoning would allow uses that are incompatible with the subject site's current GFLUM categories, **Institutional** and **Low Residential (3-5 d.u./acre)**. The requested GFLUM amendment to **Mixed Use Residential** would eliminate that potential inconsistency.

Effect of the proposed Change on the Need for City Services and Facilities (e.g. roadway level of service).

n/a

Implications, if any, the Amendment may have for Other Parts of the Plan

n/a

Unforeseen Circumstances or the Emergence of New Information (e.g. significant economic opportunity in Tier 2 or 3)

n/a

PLANNING BOARD COMMENTS

At their February 19th, 2014 meeting, the Planning Board was asked to consider and comment on the requested change to the GFLUM as discussed above. The Planning Board commented that they saw no issues with this change in the land use and that the area would benefit from increased connectivity to the west, as planned for in the proposed connection to Jessup's Grove Road.

CONFORMITY WITH OTHER PLANS

City Plans

Consolidated Plan 2010-2014: Plan for a Resilient Community

Principle 1) Provide More Transportation Choices:

Goal A) Promote transportation and development patterns and types that contribute to decreased household transportation costs.

Goal B) Improve access to destinations, especially via alternate modes (public transit, walking, and bicycling); including the critical first and last miles of journeys.

Principle 2) Promote Equitable, Affordable Housing:

Goal A) Increase opportunities for choices in housing location, unit type and level of accessibility.

Goal B) Increase housing affordability through a combination of housing assistance and reduction in overall housing related costs through efficiency factors such as: proximity to jobs, transportation, or services; energy efficiency and resource conservation standards; or reduction in housing access barriers.

Goal C) Improve the resource-efficiency of both new construction and existing housing stock.

Principle 6) Value Communities and Neighborhoods:

Goal A) Promote coordinated transportation and land use decisions for broader livability throughout Greensboro.

Goal E) Work at the neighborhood level to reconnect neighborhoods to jobs and services, promote "Desirable Infill Development" and redevelop major corridors to strengthen adjacent neighborhoods.

Principle 7) Recognize The Environment as a Critical Element of Community Sustainability:

Goal A) Promote more efficient land development patterns.

Other Plans

N/A

STAFF/AGENCY COMMENTS**Community Development**

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

The subject site is located within the following area(s) eligible for the following economic development incentive or assistance program(s):

- New Markets Tax Credits (federal), and
- Urban Development Investment Incentives (local).

Planning

The 15.76-acre subject property is currently developed as a vacant single-family dwelling on a large residential lot. The properties to the north and west of the subject site are zoned R-3 (single-family dwellings), the property east of the subject property is zoned RM-8 (multi-family dwellings), and the property to the south of the subject property is zoned R-3 and RM-8 (single-family and multi-family dwellings).

The applicant has requested to rezone the site to CD-RM-8 (Conditional District-Residential Multi-Family) to allow a maximum of 75 single family or townhouse dwelling units.

The property is currently designated as Low Residential on the Generalized Future Land Use map (GFLUM), which is intended to include single-family neighborhoods as well as other compatible housing types that can be accommodated within a three to five units per acre density range. Concurrent with this rezoning request, the applicant is also requesting a Comprehensive Plan amendment to change the GFLUM designation to Mixed Use Residential. This designation applies to neighborhoods or districts where the predominant use is residential and where substantial, compatible local-serving nonresidential uses may be introduced.

The proposed request supports 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 area around Battleground Avenue, Horse Pen Creek Road and Four Farms Road has seen a steady transition of single family zoned properties changing to zoning districts that support various densities of multifamily development. The proposed request is in line with this development trend.

Staff finds this rezoning request consistent with the applicable provisions of the Comprehensive Plan, the Zoning Ordinance and the development pattern of the surrounding area.

STAFF RECOMMENDATION

Staff recommends **approval** of the requested **CD-RM-8** (Conditional District-Residential Multi-Family) zoning district.