



Z-13-07-005

**Planning & Community Development
Zoning Staff Report and Plan Amendment Evaluation**

Zoning Commission Hearing Date: August 12, 2013

GENERAL INFORMATION

APPLICANT

Sedgefield Investment Partners

HEARING TYPE

Rezoning

REQUEST

CD-RM-5 (Conditional District-Residential Multi-family) to
CD-RM-5 (Conditional District-Residential Multi-family)

CONDITIONS

1. Uses: Multi-family dwellings, limited to a maximum of 104 dwelling units.
2. The number of units in a single town home building will be limited to a maximum of four units.
3. Buildings shall not exceed two stories in height.
4. All buildings will have a main roof line pitch 5:12 or greater.
5. Each unit will have a two car garage. There will be no centralized parking bays or lots except for parking required for the clubhouse.
6. Exterior building materials shall consist of or be a combination of cultured stone, brick, Hardie Board (or equal material), and stucco. Use of vinyl siding shall be limited to soffits, fascia, and trim.
7. There shall be no trash compactor and no dumpster located on the property other than for the purpose of collecting and removing construction debris, unless required by the local jurisdiction.
8. A minimum of 30-foot wide landscaped buffer shall consist of one or more of the following: existing vegetation, staggered double row of Leyland Cypress (or comparable), three to four foot earthen berm and supplemental plantings along the eastern boundary of the property.

LOCATION

6011 and 6015 High Point Road, generally described as south of Swilcan Bridge Lane, west of Postbridge Drive, and east of High Point Road.

PARCEL ID NUMBER(S) 7832229280 & 7832218861

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

TRACT SIZE ~28.105 Acres

TOPOGRAPHY Undulating

VEGETATION Existing

SITE DATA

Existing Use Townhome dwellings

	Adjacent Zoning	Adjacent Land Uses
N	County RS-40 (Residential Single-family)	Single family dwellings
E	County PD-R-SP (Planned Unit Development-Residential)	Single family dwellings
W	Industrial	Innovative Resin Chemistry Operation
S	PUD (Planned Unit Development)	SECU bank

Zoning History

Case #	Date	Request Summary
PL(Z) 05-04	April 30, 2005	<p>Approximately 28.10 acres, located at 6011 and 6015 High Point Road were originally zoned effective April 30, 2005 from County RS-40 and SC to City CD-RM-5 subject to the following conditions:</p> <ol style="list-style-type: none"> 1. Only town home and twin home dwellings for individual ownership and their customary accessory uses shall be permitted. 2. The maximum number of residential dwellings shall be 104 units comprised of 16 duplex units (8 buildings) and 88 quad units (22 buildings). 3. The number of units in a single town home building will be limited to a maximum of 4 units. 4. Buildings shall be single story. Twin homes will have walk-out basements.

5. All buildings shall have a main roof line pitch of 5:12 or greater.
6. Each unit will have a two-car garage. Guest parking shall be designed for each individual unit. There will be no centralized parking bays or lots except for parking required for the clubhouse.
7. Exterior building materials shall consist of or be a combination of cultured stone, brick, Hardie Board (or equal material), and stucco. Use of vinyl siding shall be limited to soffits, fascia, and trim.
8. All exterior common area and private street lighting shall be directed downward and shall be low profile decorative lighting.
9. There shall be no trash compactor and no dumpster located on the property other than for the purpose of collecting and removing construction debris, unless required by the local jurisdiction.
10. A minimum 30-foot wide landscaped buffer will be maintained along the eastern boundary of the property. The buffer shall consist of one or more of the following: existing vegetation, staggered double row of Leyland Cypress, three to four foot earthen berm and supplemental plantings.
11. The private access to Sprucewood Drive shall be a maximum of 24 feet in width
12. No construction traffic shall be permitted to use the private access to Sprucewood Drive.
13. The culvert necessary for the private access to Sprucewood Drive to cross the perennial creek on the northern portion of the property shall be designed to resemble a bridge.
14. Landscaping shall be installed on both sides of the private access where that access is adjacent to Guilford County tax parcels 682-887-49 and 52. Such landscaping shall consist of two rows of Leyland Cypress or comparable evergreen trees planted 10 feet apart (i.e. from tree to tree and row to row) and offset/staggered from row to row in order to provide a solid visual barrier. These trees shall have a minimum height of 4 feet-specimen quality at the time of installation. Installation shall be upon

- completion of private access construction, but no later than twelve months after private access construction if initiated.
- 15. Lighting along the private access shall be directed downward and shall be low profile decorative lighting to coordinate with lighting within the development.

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (CD-RM-5)	Requested (CD-RM-5)
Max. Density:	5.0 units per acre or less	5.0 units per acre or less
Typical Uses	Primarily intended to accommodate duplexes, twinhomes, townhouses, cluster housing, and similar residential uses.	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

N/A

Environmental/Soils

Water Supply Watershed Site drains to Lower Randleman Watersupply Watershed, WS VI, Hickory Creek – Deep River

Floodplains N/A

Streams 100ft stream buffer in place from previously approved plan.

Other: Site is part of an approved TRC plan 2005-1176 The Villas at Sedgefield. Site drains to an existing State approved BMP. Max. BUA 50%

Utilities

Potable Water Public water and sewer are available, the owner/developer must acquire from the city of high point a sewer flow acceptance letter and provide this to Water Resources Engineering prior to recommendation approval of zoning by Water Resources.

Waste Water

Airport Noise Cone

The subject property is not located in the Airport Noise Cone.

Landscaping Requirements

The landscaping requirements for this project were approved by TRC on March 4, 2008; Plan Tracking Number 2008-0141, File Number 306.1335. An approved landscape plan is on file.

Tree Preservation Requirements

Acreage

28.105 ac.

Requirements

The Tree Conservation requirements for this project were approved by TRC on March 4, 2008; Plan Tracking Number 2008-0141, File Number 306.1335.

Transportation

Street Classification: High Point Road – Major Thoroughfare.
Swilcan Bridge Lane – Collector Street.
Postbridge Drive-Collector Street.

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

Traffic Counts: High Point Road ADT – 22,751 (GDOT, 2012).

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 11 (High Point Road) adjacent to subject site, along High Point Road.

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

Street Connectivity: N/A.

Other: Site is within the limits of the NCDOT's High Point Road project that is currently under construction and scheduled to be completed by summer of 2016.

IMPACT ANALYSIS

Land Use Compatibility

The proposed **CD-RM-5 (Conditional District- Residential Multi 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 Generalized Future Land Use Map designates this location as **Low Residential (3-5 du/ac)** and **Mixed Use Planned Community**. The requested **CD-RM-5 (Conditional District- Residential Multi Family, 5 du/ac)** zoning district is generally consistent with this 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.

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

Low Residential (3-5 du/ac): 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 Planned Community: This designation is intended for large tracts of undeveloped land near the City's fringe that are appropriate for larger scale, creatively planned residential, mixed with other uses such as supporting retail and small to medium scale office development. Compatibility among these uses and with the area's scenic character

will be maintained through generous open space reservations and design standards that address the locations, character of, and relationships between uses, while affording greater development flexibility than provided by standard zoning district classifications. A traditional neighborhood development organized as a series of “neighborhood units” that have access to a “village center” with higher density residential, retail, and office uses is one example of an appropriate development form.

Comprehensive Plan Amendment History

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

Applicant Stated Reasons for Request

n/a

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

n/a

COMPREHENSIVE POLICY PLAN ANALYSIS

Need for Proposed Change

n/a

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

n/a

CONFORMITY WITH OTHER PLANS

City Plans

Consolidated Plan 2010-2014: Plan for a Resilient Community

Principle 1 – Provide More Transportation Options:

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 C: Promote Healthy Lifestyles and Complete, Livable 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 and development with owners of adjacent properties and with representatives of the Sedgefield neighborhood and the Grandover neighborhood, within each of which the subject site is partially located. Long-term quality of life for occupants of this proposed multi-family residential development would be enhanced by provision of secure, accessible bicycle parking facilities on this site, especially considering its proximity to Price Park and the Price Park Greenway.

Planning

The applicant's request to rezone 28.105 acres in this location is to amend the attached conditions, specifically expanding the types of dwelling units allowed on this site and increasing the height of structures to two stories, while not increasing overall residential density. The subject property is currently zoned CD-RM-5 which is currently conditioned to allow a maximum of 104 dwelling units. The RM-5 district would generally allow a maximum of 140 dwelling units on this acreage; however, the applicant is conditioning this request to limit the maximum number of dwelling units to 104, consistent with current zoning.

This proposed CD-RM-5 will continue to serve as a transition between the low intensity single-family dwellings located to the north and east and the higher intensity planned unit development located to the south of the subject property. Staff has consistently encouraged such areas throughout the city to promote good transitions between higher and lower intensity land uses.

Additionally, the proposed zoning designation and density is consistent with the Mixed Use Planned Community Generalized Future Land Use Map (GFLUM) designation. This designation is intended for large tracts of undeveloped land near the city's fringe that are appropriate for larger scale, creatively planned residential, mixed with other uses such as supporting retail and small to medium scale office development. Compatibility among these uses and with the area's scenic character will be maintained through generous open space

reservations and design standards that address the locations, character of, and relationships between uses, while affording greater development flexibility than provided by standard zoning district classifications.

Although the development is conditioned for residential uses only, the subject property is located within proximity to an area experiencing growth and is anticipated to develop with a variety of nonresidential uses that would be desirable and accessible to potential residents.

This rezoning request if approved will help promote a diverse mix of housing types, and densities in the general area which will 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.

STAFF RECOMMENDATION

Staff recommends **approval** of the requested **CD-RM-5** (Conditional District- Residential Multi Family) zoning district.