



Z-24-01-007

City of Greensboro Planning Department
Zoning Staff Report

Planning and Zoning Commission Hearing Date: January 8, 2024

GENERAL INFORMATION

APPLICANT	Marc Isaacson for Simaan market Street, LLC on behalf of the Semones Family Trust and Betty and Robert Echerd
HEARING TYPE	Rezoning Request
REQUEST	R-3 (Residential Single-family - 3) to CD-RM-5 (Conditional District – Residential Multi-family - 5)
CONDITIONS	<ol style="list-style-type: none">1. Uses limited to not more than 29 dwelling units.2. No vehicular access shall be permitted on Strathmore Drive.
LOCATION	1816 and 1820 New Garden Road and 1803 Strathmore Drive
PARCEL ID NUMBER(S)	7846430777, 7846442011 and 7846432574
PUBLIC NOTIFICATION	The notification area for this public hearing was 750 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). 144 notices were mailed to those property owners in the mailing area.
TRACT SIZE	7.03 Acres
TOPOGRAPHY	Slopes toward the frontage of Strathmore Drive
VEGETATION	Wooded around the existing dwellings

SITE DATA

Existing Use	Single-family dwellings
Adjacent Zoning	Adjacent Land Uses
N CD-RM-5 (Conditional District - Residential Multifamily – 5) and R-3 (Residential Single-family – 3)	Single- and multi-family dwellings

E	CD-RM-5 (Conditional District - Residential Multifamily – 5) and R-3 (Residential Single-family – 3)	Single- and multi-family dwellings
S	CD-RM-8 (Conditional District - Residential Multifamily – 8) and R-3 (Residential Single-family – 3)	Single- and multi-family dwellings and common areas/undeveloped land
W	CD-RM-8 (Conditional District - Residential Multifamily – 8) and R-3 (Residential Single-family – 3)	Single- and multi-family dwellings and common areas

Zoning History

Case #	Date	Request Summary
N/A	N/A	The subject properties are currently zoned R-3 (Residential Single-family - 3). This has been the zoning on these properties since the adoption of the Land Development Ordinance (LDO) in July 2010. Prior to the adoption of the LDO, these properties were zoned RS-12 (Residential Single Family).

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing R-3	Requested CD-RM-5
Max. Density:	3 dwellings per acre	4.13 dwelling units per acre

Typical Uses	Typical uses in the R-3 district low-density single-family detached residential development	Uses limited to not more than 29 dwelling units.
--------------	---	--

**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 not located within an overlay zoning district.

The subject site is not:

- Located in a City of Greensboro Historic District or Heritage Community
- Designated as a Guilford County Landmark Property
- Recognized as a State of North Carolina Historic Site
- Listed in the National Register of Historic Places
- Located in a National Register Historic District

Environmental/Soils

Water Supply Watershed Site drains to Greensboro WS-III, Water-supply Watershed, Horsepen Creek Sub-basin

- Floodplains FEMA 1% Annual Chance Flood Hazard Area is onsite. Any disturbance within the FEMA 1% ACFHA requires a Floodplain Development Permit.
- Streams Existing Blue Line pond is onsite. Blue Line pond requires a 50ft stream buffer measured from the normal pool elevation.
- Other: Maximum High Density Development with sewer is 70%BUA, Low Density with sewer is 24% BUA. Site must meet current watershed requirements, Water Quality and Water Quantity Control must be addressed for the entire development. Water Quantity Control must reduce the 1yr, 2yr & 10yr 24hr storms to pre-development levels. All new BUA must be treated by a State approved water quality BMP/SCM. Site is also located within the PTI 5 mile statue radius. No BMP/SCM that holds a normal pool elevation is allowed without engineer’s documentation stating why this type of water quality device must be utilized.

Utilities (Availability)

Water and sewer are available on New Garden Road. Sewer is also available on the south side of 1816 New garden Road. Private developer will need to extend water and sewer to City of Greensboro’s Water and Sewer Design Standards.

Airport Overlay District & Noise Cone

n/a

Landscaping & Tree Conservation Requirements

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 same land use: 5’ wide Vehicular Use Area buffer yard (see below) between any parking lot or drive aisle and the adjacent property line.

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

Transportation

- Street Classification: New Garden Road – Major Thoroughfare.
Strathmore Drive – Local Street.
- Site Access: All access(es) must be designed and constructed to the City of Greensboro standards.
- Traffic Counts: New Garden Road AADT = 21,500 (NCDOT, 2019).
- Trip Generation: N/A.
- Sidewalks: Sidewalks are a requirement of the Development Ordinance and shall be installed per the Streets Design Standards Manual. Sidewalk does currently exist along the New Garden Road 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)** zoning district, as conditioned, would allow land uses that are compatible with the general character of the area.

GSO2040 Comprehensive Plan Policies

The **GSO2040** Future Land Use Map references the New Garden Road Strategic Plan which designates this location as **Low Residential**. The requested **CD-RM-5 (Conditional District – Residential Multi-family - 5)** zoning district, as conditioned, would allow uses that are generally consistent with those described in the **Low Residential** future land use designation. The **GSO2040** Future Built Form Map designates this location as **Urban General**.

GSO2040 Written Policies

Filling In Our Framework – How we arrange our land uses for where we live, work, attend school, shop and enjoy our free time can create a more vibrant and livable Greensboro.

Goal C – People choose to live in Greensboro because every neighborhood is safe and has convenient access to first-rate schools, services, shopping, parks, and community facilities.

Strategy 2 – Invest in building and maintaining quality, accessible public recreation centers, libraries, neighborhood park facilities and other services to sustain livable neighborhoods.

Building Community Connections – Greensboro is unique and memorable based on our quality of life, culture, arts and places and the ties that bind us together as a community.

Goal E – Everyone does their part to maintain stable, attractive, and healthy places to live and raise families.

Strategy 3 – Improve the city’s housing through effective use of code enforcement and the strategic leveraging of resources.

GSO2040 Map Policies

Future Land Use Map

Future Land Uses: The properties in question are located in the New Garden Road Strategic Plan. The future land uses from that that plan are described below.

Low Residential (3 to 5 Dwelling Units per Acre): This category includes the City’s predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated with this density range.

Future Built Form Map

Place Types: Areas that have a consistency of character, identity or purpose and that are most often bounded by corridors, natural features, or parks that create transition or separation from other neighborhoods that may not share the same characteristics.

Urban General: Should reflect these characteristics:

1. Setbacks, building orientation, building materials, height, and scale of residential buildings are considered within the existing neighborhood context.
2. New housing helps increase the range of choice, supply, and adds additional appropriately-scaled density with: Missing Middle housing; mid-rise multi-family; and high-rise multi-family in Activity Centers and along Mixed-Use Corridors.
3. Transitions between neighborhoods and different land uses provide continuity in scale, density, intensity with adjacent uses.
4. Cut-through traffic is minimized.
5. New freestanding or expanded business areas are created within or adjoining an existing Activity Center or as part of creating a new Activity Center.
6. Exterior building materials are durable, sustainable, and contribute positively to the character of the public realm.
7. The size and impact of surface parking lots is minimized through landscaping, screening, narrow curb-cuts, and use of glare-free, no-spill lighting.
8. New sidewalks contribute to the completion of a sidewalk network.

CONFORMITY WITH OTHER PLANS

City Plans

New Garden Road Strategic Plan

The New Garden Road Strategic Plan references Compatible Residential under Future Land Use planning principles that form a basis for developing strategies to enhance community character, vitality, and quality of life. Compatible Residential is the alternative reuse of properties that need not be commercial or high-density residential. Compatible reuses, consistent with the densities and character of adjacent properties, may be lower-density multi-family uses.

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.

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.

Staff Analysis

The subject property is approximately 7.03 acres and contains single-family dwellings. North and east of the request contain single-family and multi-family dwellings, zoned CD-RM-5 (Conditional District - Residential Multifamily – 5) and R-3 (Residential Single-family – 3). South and west of the request contain single-family and multi-family dwellings and common areas/undeveloped land, zoned CD-RM-8 (Conditional District - Residential Multifamily – 8) and R-3 (Residential Single-family – 3).

The proposed rezoning request supports the Comprehensive Plan's Filling in Our Framework strategy to encourage higher density, mixed-use, walkable infill development and to ensure mixed-use projects both strengthen and add value to the Community. The request also supports the Comprehensive Plan's Creating Great Places strategy to meeting housing needs and desires with a sufficient and diverse supply of housing products, prices and locations.

The New Garden Road Strategic Plan designates the properties as Low Residential (3 to 5 Dwelling Units per Acre). This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated with this density range.

The Comprehensive Plan's Future Built Form Map currently designates this properties as Urban General. Applicable characteristics of the Urban General classification include, but are not limited the following:

- Setbacks, building orientation, building materials, height, and scale of residential buildings are considered within the existing neighborhood context.
- New housing helps increase the range of choice, supply, and adds additional appropriately-scaled density with: Missing Middle housing; mid-rise multi-family; and high-rise multi-family in Activity Centers and along Mixed-Use Corridors.
- Transitions between neighborhoods and different land uses provide continuity in scale, density, intensity with adjacent uses.
- Cut-through traffic is minimized.
- Exterior building materials are durable, sustainable, and contribute positively to the character of the public realm.
- The size and impact of surface parking lots is minimized through landscaping, screening, narrow curb-cuts, and use of glare-free, no-spill lighting.
- New sidewalks contribute to the completion of a sidewalk network.

The proposed CD-RM-5, as conditioned, limits negative impacts on surrounding properties. This rezoning request allows uses that are compatible with existing varied residential uses and densities in the surrounding area. Care should be taken with respect to building orientation, building height, and visual buffers to ensure an appropriate transition to the lower density residential uses on adjacent properties.

This request is consistent with the intent and purpose of the zoning code, the Comprehensive Plan (GSO2040) 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 Multi-family - 5)** zoning district.