



# Z-24-02-003

## City of Greensboro Planning Department Zoning Staff Report

**Planning and Zoning Commission Hearing Date: February 19, 2024**

### GENERAL INFORMATION

<b>APPLICANT</b>	Bobby Funk of FGM Development for Fred Mills of Yanceyville Place, LLC and Gail Stroud of The Diocese of North Carolina of the Protestant Episcopal Church in the United States	
<b>HEARING TYPE</b>	Rezoning Request	
<b>REQUEST</b>	CD-RM-12 (Conditional District – Residential Multi-family - 12) and R-5 (Residential Single-family – 5) to CD-RM-12 (Conditional District – Residential Multi-family - 12)	
<b>CONDITIONS</b>	1. Permitted uses are limited to Religious Assembly and a maximum of 146 dwelling units.	
<b>LOCATION</b>	2005 Mitchell Avenue and 3910 Yanceyville Street	
<b>PARCEL ID NUMBER(S)</b>	7876195811 and 7876194454	
<b>PUBLIC NOTIFICATION</b>	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). <b>381</b> notices were mailed to those property owners in the mailing area.	
<b>TRACT SIZE</b>	22.49 Acres	
<b>TOPOGRAPHY</b>	Flat	
<b>VEGETATION</b>	Sparsely Wooded	
<b>SITE DATA</b>		
Existing Use	Religious assembly, a single-family dwelling and multifamily dwellings under construction	
	<b>Adjacent Zoning</b>	<b>Adjacent Land Uses</b>
N	CD-RM-12 (Conditional District – Residential Multi-family - 12) and R-5 (Residential Single-family – 5)	Multi-family dwellings and single-family dwellings

E	R-5 (Residential Single-family-5)	Single-family dwellings
S	CD-RM-8 (Conditional District – Residential Multi-family - 8)	Multi-family dwellings
W	R-5 (Residential Single-family-5)	Single-family dwellings and the Craft Recreation Center

**Zoning History**

Case #	Date	Request Summary
CD5153	February 28, 2020	2005 Mitchell Avenue was rezoned from R-3 (Residential Single-family - 3) to CD-RM-12 (Conditional District - Residential Multi-family - 12) with the following conditions:  1. Uses limited to a maximum of 140 multi-family residential dwelling units.
N/A	N/A	3910 Yanceyville Street is currently zoned R-5 (Residential Single-family - 5). 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-9 (Residential Single Family).

**ZONING DISTRICT STANDARDS**

**District Summary \***

Zoning District	Existing	Existing	Requested
Designation:	<b>R-5</b>	<b>CD-RM-12</b>	<b>CD-RM-12</b>
Max. Density:	5 dwellings per acre	12 dwelling units per acre	18 dwelling units per acre
Typical Uses	Typical uses in the R-5 district low-density single-family detached residential development.	Uses limited to a maximum of 140 multi-family residential dwelling units.	Uses limited to religious assembly and maximum 146 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 in 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 North Buffalo Creek, Non-Water-supply Watershed

Floodplains N/A

Streams Blue Line and Non-Blue Line streams are onsite. Non-Blue Line features must be identified. Blue Line and Non-Blue Line streams require a 50ft stream buffer measured from top of bank on each side. Refer to the City’s LDO Chapter 30-12-3.9 for stream buffer requirements. State and Corps permits are required for any stream/wetland disturbance and or crossing.

Other: If >1 acre is disturbed and the BUA is increased, site must meet Phase 2 requirements. Water Quality and Water Quantity Control for Phase 2 must be addressed for the entire site. Water Quality must treat the first 1” of rainfall. Water Quantity Control must reduce the 1yr, 2yr & 10yr 24hr storms to pre-development levels. All BUA must be treated by a State approved water quality BMP/SCM.

**Utilities (Availability)**

Water is available on Yanceyville Street, and Mitchell Avenue. Sewer is available on site. 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 Single-family 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. Adjacent to same land class uses (Multi-family): 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 22.49 acres, 10% of parcel size to be dedicated in critical root zone for Tree Conservation.

**Transportation**

Street Classification: Yanceyville Street – Major Thoroughfare.  
Mitchell Avenue – Local Street.

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

Traffic Counts: Yanceyville Street AADT = 14,500 (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 Yanceyville Street frontage of this property.

Transit in Vicinity: Yes, GTA Route 15 (Yanceyville Street / Brightwood School Road) is adjacent to subject site, along Yanceyville Street.

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-12 (Conditional District – Residential Multi-family - 12)** 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 designates this location as Residential. The requested **CD-RM-12 (Conditional District – Residential Multi-family - 12)** zoning district would allow uses that are generally consistent with those described in the 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.

**Creating Great Places** – Creating interesting and attractive places and vibrant public spaces in neighborhoods, across Greensboro, in downtown and with our historic resources.

**Goal A** – Greensboro’s citywide network of unique neighborhoods offer residents of all walks of life a variety of quality housing choices

**Strategy 2** – Meet housing needs and desires with a sufficient and diverse supply of housing products, prices and locations.

**GSO2040 Map Policies**

**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**

***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 22.49 acres and contains a religious assembly use, a single-family dwelling and multifamily dwellings under construction. North of the request contains single-family and multi-family dwellings, zoned CD-RM-12 (Conditional District – Residential Multi-family - 12) and R-5 (Residential Single-family – 5). East of the request contains single-family dwellings, zoned R-5 (Residential Single-family-5). South of the request contains multi-family dwellings, zoned CD-RM-8 (Conditional District – Residential Multi-family - 8). West of the request contains single-family dwellings and the Craft Recreation Center, zoned R-5 (Residential Single-family-5).

The proposed rezoning request supports the Comprehensive Plan’s Filling in Our Framework strategy to encourage higher density 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 meet housing needs and desires with a sufficient and diverse supply of housing products, prices and locations.

The GSO 2040 Comprehensive Plan’s Future Land Use Map designates this property as Residential. The Residential designation includes both single and multifamily residential. Other uses should generally be in the scale of a Neighborhood or District Scaled Activity Center as described in the Future Built Form Map, in a form that is appropriate to the character of the area. Many residential areas include commercial corridors, and future development along these corridors should be oriented to the corridor to avoid negative impacts to adjacent residences.

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

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.
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.

The proposed CD-RM-12 zoning district, as conditioned, allows uses that are compatible with existing varied residential uses and densities surrounding the request. The proposed use and density are also appropriately located along a major thoroughfare. Care should be taken with respect to building orientation, building materials, 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-12 (Conditional District - Residential Multi-family – 12)** zoning district.