



# Z-24-09-001

## City of Greensboro Planning Department Zoning Staff Report

**Planning and Zoning Commission Hearing Date: September 16, 2024**

### GENERAL INFORMATION

**APPLICANT** Marc Isaacson for Marcus Bullock on behalf of Kevin D. Peters and 3609 Summit Ave LLC

**HEARING TYPE** Rezoning Request

**REQUEST** R-5 (Residential Single-family – 5) and CD-RM-8 (Conditional District - Residential Multi-family – 8) to CD-RM-12 (Conditional District - Residential Multi-family – 12)

**CONDITIONS**

1. Permitted uses shall be limited to: Single-family Dwellings; Duplexes; Traditional Houses; Townhouses and Twin Homes.
2. Development shall be limited to 185 dwelling units.

**LOCATION** 3607 and 3609 Summit Avenue

**PARCEL ID NUMBER(S)** 7876369786 and 7876471071

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

**TRACT SIZE** 21.52 acres

**TOPOGRAPHY** Undulating

**VEGETATION** Wooded

### SITE DATA

**Existing Use** Undeveloped land and a single-family dwelling

	<b>Adjacent Zoning</b>	<b>Adjacent Land Uses</b>
N	CD-RM-8 (Conditional District - Residential Multi-family – 8) and R-5 (Residential Single-family – 5)	Undeveloped land
E	RM-8 (Residential Multi-family – 8)	Religious assembly, undeveloped land, and a manufactured home park

S	R-5 (Residential Single-family – 5)	Single-family dwellings and religious assembly
W	R-5 (Residential Single-family – 5)	Railroad right-of-way

**Zoning History**

Case #	Date	Request Summary
CD2193	September 29, 1988	<p>The subject properties were rezoned to CU-Res 90 (Conditional Use - Residential 90) with the following conditions:</p> <ol style="list-style-type: none"> <li>1. Use limited to a Planned Residential Development;</li> <li>2. Maximum of 66 residential units;</li> <li>3. Minimum setback of 75 feet from the centerline of Summit Avenue;</li> <li>4. Minimum setback of 50 feet from the south property line.</li> </ol> <p>This zoning district was subsequently renamed CD-RM-8 (Conditional District - Residential Multi-family – 8).</p>
N/A	N/A	<p>A portion of the subject properties is zoned R-5 (Residential Single-family – 5). That has been the zoning on this property since the adoption of the Land Development Ordinance (LDO) in July 2010. Prior to the adoption of the LDO, the property was zoned RS-9 (Residential Single-family).</p>

**ZONING DISTRICT STANDARDS**

**District Summary \***

Zoning District Designation:	Existing <b>R-5</b>	Existing <b>CD-RM-8</b>	Requested <b>CD-RM-12</b>
Max. Density:	5 dwellings/acre	2.74 dwellings/acre	8.6 dwellings/acre
Typical Ues	Typical uses in the R-5 district include single family residential of up to 5 dwelling units per acre.	Uses limited to: Planned Residential Development.	Permitted uses shall be limited to: Single-family Dwellings; Duplexes; Traditional Houses; Townhouses and Twin Homes.

*\*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 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-Watersupply Watershed Watershed

Floodplains FEMA 1% Annual Chance Flood Hazard Area is onsite. Any disturbance requires a Floodplain Development Permit.

Streams Blue Line streams are and possible Non-Blue Line Stream features onsite. Non-Blue Line Stream features must be identified for possible stream buffers. Perennial and Intermittent streams require a 50’ stream buffer measured from top of bank on each side. Show and label top of stream bank. Label zones with dimensions and restrictions within the buffer. “No BUA is allowed in the entire buffer” (see section LDO 30-12-3.9 for buffer restrictions). Show and label the different zones within the buffer (see LDO 30-12-3.9F for information about the different zones). Intermittent and Perennial streams that have no special flood hazard area must shall apply a non-encroachment area to the stream. Please show & label non-encroachment area (measured 30ft from top of bank or 5x’s the width of the channel) for intermittent & perennial streams. See the Land Development Ordinance (LDO) Flood Damage Prevention, Chp.30-12-2.3F for description of requirements.

Other: Site is >1acre must meet current watershed requirements, Water Quality and Water Quantity Control must be addressed for the entire development. 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 Summit Ave in front of the parcel. Sewer is available on Summit Ave in front of the parcel or on an outfall that runs through the parcel. Private developer will need to extend water and sewer to City of Greensboro’s Standards.

**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 vacant property: Vehicular Use Area Buffer Yard (see below) between any parking lot or drive aisle and the adjacent property line.

Adjacent to Single-Family: 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.

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

**Transportation**

Street Classification: Summit Avenue – Minor Thoroughfare.  
Cherry Lane – Local Street.

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

Traffic Counts: Summit Avenue AADT = 6,400 (NCDOT, 2019).

Trip Generation: 24 Hour = 1,321, AM Peak Hour = 88, PM Peak Hour = 104.

Sidewalks: Sidewalks are a requirement of the Development Ordinance and shall be installed per the Streets Design Standards Manual. Sidewalk does not currently exist along the frontage of this property.

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

Traffic Impact Study: Yes, required per TIS Ordinance. Please see the end of this staff report (TIS) for the Executive Summary of the **DRAFT** 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 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 proposed **CD-RM-12 (Conditional District - Residential Multi-family – 12)**, as conditioned, would allow for uses that are compatible with that designation. The **GSO2040** Future Built Form Map designates this location as an **Urban General** Place Type.

**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**

**Future Land Use Map**

**Future Land Uses:** Broad areas based on the main character of land uses that we want to see in the future. These are not intended to be exclusive; it is assumed that there are a variety of uses in each area, but the designation reflects the area’s predominant character.

**Residential:** Includes both single-and multi-family residential. Other uses should generally be in the scale of a Neighborhood- or a 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.

**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**

***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 combined acreage for the subject properties is approximately 21.52 acres. The properties contain undeveloped land and a single-family dwelling. North of the request contains undeveloped land, zoned CD-RM-8 (Conditional District - Residential Multi-family – 8) and R-5 (Residential Single-family – 5). East of the request contains religious assembly, undeveloped land, and a manufactured home park, zoned RM-8 (Residential Multi-family – 8) and RM-12 (Residential Multi-family – 12). South of the request contains single-family dwellings, zone R-5 (Residential Single-family – 5). West of the request contains railroad right-of-way, zoned R-5 (Residential Single-family – 5).

The proposed rezoning request supports the Comprehensive Plan's Filling in Our Framework goal to arrange land uses for a more vibrant and livable Greensboro and the Creating Great Places goal to expand Greensboro's citywide network of unique neighborhoods offering residents of all walks of life a variety of quality housing choices.

The GSO2040 Comprehensive Plan's Future Land Use Map designates this property as Residential. The Residential designation includes both single- and multi-family residential. Other uses should generally be in the scale of a Neighborhood- or a 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 GSO2040 Comprehensive Plan's Future Built Form Map currently designates the subject property as Urban General. Applicable characteristics of the Urban General classification include 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.
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.

The proposed CD-RM-12 zoning district, as conditioned, would allow for multi-family dwellings and uses that are compatible with the surrounding area. 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.

**Traffic Impact Study – DRAFT**  
**EXECUTIVE SUMMARY**

The 3609 Summit Avenue proposed development is located at 3607 and 3609 Summit Avenue in Greensboro, NC. It will consist of up to 180 townhome units. Two full movement access points are proposed on Summit Avenue. The expected build-out year for this development is 2026; per Greensboro Department of Transportation (GDOT) guidelines the development will be analyzed as build plus one year, 2027. Information regarding the property was provided by 6309 Summit Ave, LLC.

DAVENPORT was retained to determine the potential traffic impacts of this development and to identify transportation improvements that may be required to accommodate the impacts of the new development traffic.

The Transportation Impact Analysis (TIA) was performed based on the scope agreed upon with the Greensboro Department of Transportation (GDOT) and North Carolina Department of Transportation (NCDOT). This site has a trip generation potential of 1,321 daily trips, 88 trips in the AM peak hour, and 104 trips in the PM peak hour.

In conclusion, this study has determined the potential traffic impacts of this development and determined that no improvements are necessary to mitigate the impacts of future traffic. The proposed site is not expected to have a detrimental effect on transportation capacity and mobility in the study area. The site access recommendations summarized in Figure A and in Table A should be constructed to comply with applicable NCDOT *Policy on Street and Driveway Access to North Carolina Highways* and/or local standards.

Table A – Recommended Improvements	
INTERSECTION	RECOMMENDATIONS
Summit Avenue [SR 2526] and Rankin Road	<ul style="list-style-type: none"> <li>No improvements are recommended.</li> </ul>
Summit Avenue [SR 2526] and Southern Webbing Mill Road	<ul style="list-style-type: none"> <li>No improvements are recommended.</li> </ul>
Summit Avenue [SR 2526] and Cody Avenue	<ul style="list-style-type: none"> <li>No improvements are recommended.</li> </ul>
Summit Avenue [SR 2526] and Site Access 1	<ul style="list-style-type: none"> <li>Design site drive according to applicable NCDOT and/or local standards.</li> </ul>
Summit Avenue [SR 2526] and Site Access 2	<ul style="list-style-type: none"> <li>Design site drive according to applicable NCDOT and/or local standards.</li> </ul>



