



PLZ-23-24

City of Greensboro Planning Department Zoning Staff Report

City Council Hearing Date: June 20, 2023

GENERAL INFORMATION

APPLICANT	Tanya R. and Arthur Boykin
HEARING TYPE	Rezoning Request
REQUEST	R-5 (Residential Single-family-5) to CD-O (Conditional District - Office)
CONDITIONS	1. All uses permitted under the O zoning district except: Overnight Accommodations and Cemeteries.
LOCATION	3623 Irwin Street
PARCEL ID NUMBER(S)	7876566403
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). 85 notices were mailed to those property owners in the mailing area.
TRACT SIZE	0.22 acres
TOPOGRAPHY	Slopes toward the front of the property
VEGETATION	No vegetation

SITE DATA

Existing Use

Undeveloped land with nonconforming structure

Adjacent Zoning

Adjacent Land Uses

N	R-5 (Residential Single Family – 5)	Single-family dwellings
E	R-5 (Residential Single Family – 5)	Single-family dwellings
S	R-5 (Residential Single Family – 5)	Single-family dwellings

W RM-12 (Residential Multi-family – 12) Manufactured home park

Zoning History

Case #	Date	Request Summary
N/A	N/A	The subject property is currently zoned R-5 (Residential Single Family - 5). This has been the zoning on the 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).

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (R-5)	Requested (CD-O)
Max. Density:	5 dwelling units/acre	12 dwelling units/acre if developed as residential
Typical Uses	Typical uses in the R-5 district include single family residential dwellings of up to 5 units per acre.	All uses permitted under the O zoning district except: Overnight Accommodations and Cemeteries.

**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 North Buffalo Creek – Non-Watersupply Watershed

Floodplains N/A

Streams N/A

Other: Site must address current watershed requirements for Water Quantity Control for the entire site if site becomes commercial.

Utilities (Availability)

Water and sewer fronts the property on Irwin Street. 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 / Multi-Family: Type B buffer yard, with an average width of 25’, a minimum width of 20’, and a planting rate of 3 canopy trees, 5 understory trees, and 25 shrubs per 100 linear feet.

Parking Lots:

Trees for required parking spaces: 1 canopy tree per 12 spaces, in islands or medians within the parking lot.

Tree Conservation:

For 0.22 acres, 1% of parcel size to be dedicated in critical root zone for Tree Conservation

On lots of record that existed prior to July 1, 1992 that are less than 55,000 square feet in area, no development is required to landscape more than 15% of the site.

Transportation

Street Classification: Irwin Street – Local Street.
Sharon Avenue – Local Street.

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

Traffic Counts: N/A.

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 not exist along the frontage of this property.

Transit in Vicinity: Yes, GTA Route 15 (Yanceyville Street / Brightwood School Road) is within 0.30 mi of subject site, along Summit Avenue.

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-O (Conditional District - Office)** zoning district would allow land uses that are not compatible with the general character of the area.

GSO2040 Comprehensive Plan Policies

The **GSO2040** Comprehensive Plan Future Land Use designates this location as **Residential**. The requested **CD-O (Conditional District - Office)** zoning district, allows uses that may be compatible with the **Residential** future land use designation, depending on the land use mix at the specific location, the suitability of the adjacent road, and the intensity of proposed use as conditioned. The **GSO2040** Future Built Form Map designates this location as **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 A – Greensboro is recognized and admired for its attractive, walkable and compact mixed-use activity centers where people live, work and enjoy life.

Strategy 2 – Ensure mixed use projects both strengthen and add value to the Community.

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 1 – Protect and enhance the unique character of every neighborhood.

GSO2040 Map Policies

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

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 subject property is approximately 0.22 acres and currently contains an unpermitted structure. North, east, and south of the subject property contain single-family dwellings, zoned R-5. West of the subject property are manufactured homes, zoned RM-12.

The proposed rezoning request does not support the Comprehensive Plan’s Filling in Our Framework goal to protect and enhance the unique character of every neighborhood.

The GSO2040 Comprehensive Plan Future Land Use designates this location 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 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.
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 CD-O zoning district, as proposed, includes a condition that limits permitted uses to all uses allowed under the O zoning district except Overnight Accommodations and Cemeteries. Generally, the Office zoning district is a good transitional district between Commercial zoning districts and Residential zoning districts. In this case, the proposed CD-O zoning district has no relation to other nonresidential uses and is located in the middle of a residential neighborhood. The proposed conditions do not limit the negative impacts on surrounding properties. The uses permitted under the proposed zoning district are incompatible with existing uses on adjacent tracts.

This request is inconsistent with the intent and purpose of the zoning code, the Comprehensive Plan (GSO2040) and is generally incompatible with the existing development in the surrounding area.

Staff Recommendation

Staff recommends **denial** of the requested **CD-O (Conditional District - Office)** zoning district.