



PLZ-24-10

City of Greensboro Planning Department Zoning Staff Report

City Council Hearing Date: March 19, 2024

GENERAL INFORMATION

APPLICANT	William H. Johnson, Jr. of Dream Real Estate Jones, LLC	
HEARING TYPE	Rezoning Request	
REQUEST	R-5 (Residential Single-family - 5) to CD-RM-18 (Conditional District – Residential Multi-family-18)	
CONDITIONS	<ol style="list-style-type: none"> 1. Permitted uses shall be limited to a maximum of 12 dwelling units. 2. Maximum building height shall be limited to 45 feet. 	
LOCATION	2207 Jones Road	
PARCEL ID NUMBER(S)	7852594087	
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). 67 notices were mailed to those property owners in the mailing area.	
TRACT SIZE	0.94 Acres	
TOPOGRAPHY	Flat	
VEGETATION	Sparsely Wooded	
SITE DATA		
Existing Use	Single-family dwelling	
	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	CD-RM-18 (Conditional District – Residential Multi-family 18)	Multi-family dwellings

W R-5 (Residential Single-family-5) Single-family dwellings

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 this property since the adoption of the Land Development Ordinance (LDO) in July 2010. Prior to the adoption of the LDO, this property was zoned RS-9 (Residential Single Family).

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing	Requested
	R-5	CD-RM-18
Max. Density:	5 dwellings per acre	18 dwelling units per acre
Typical Uses	Typical uses in the R-5 district low-density single-family detached residential development	Permitted uses shall be limited to a maximum of 12 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 South Buffalo Creek, Non-Watersupply Watershed

Floodplains N/A

Streams N/A

Other: Site is <1acre therefore site must meet Phase 2 requirements for Water Quantity Control for the entire site. Water Quantity Control must reduce the 1yr, 2yr & 10yr 24hr storms to pre-development levels.

Utilities (Availability)

Water and sewer are available on Jones 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 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.

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.

Tree Conservation:

For 0.94 acres, 1% of parcel size to be dedicated in critical root zone for Tree Conservation.

Transportation

Street Classification: Jones Road – Local Street.

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

Traffic Counts: None available.

- 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 currently exist along the frontage of this property.
- Transit in Vicinity: Yes, GTA Route 12A (South Town Connector) is within 900' of subject site, along Four Seasons Boulevard.
- 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-18 (Conditional District - Residential, Multi-Family – 18 du/ac)** zoning district, as conditioned, would allow land uses that are compatible with the general character of the area.

GSO2040 Comprehensive Plan Policies

The **GSO2040** plan designates this location as **Residential**. The requested **CD-RM-18 (Conditional District – Residential Multi-family-18)** zoning district, as conditioned, would allow uses that are generally supportive 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

Future Land Use Map

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 subject property is approximately 0.94 acres and contains a single-family dwelling. North, east, and west of the request contains a single-family dwelling, zoned R-5. South of the request contains multi-family dwellings, zoned CD-RM-18.

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 meeting housing needs and desires with a sufficient and diverse supply of housing products, prices and locations.

The Comprehensive Plan’s Future Land Use Map designates this property as Residential. The Residential designation includes both single-and multi-family residential uses. Other uses should generally be in the scale of a Neighborhood or a Community 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 to 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-18 zoning district, as conditioned, allows uses that are compatible with existing varied residential uses and densities surrounding the request and limits potential negative impacts on adjacent properties.

This request is consistent with the intent and purpose of the zoning code, the Comprehensive Plan (GSO2040) and the Western Area Plan, and is generally compatible with the existing development and trend in the surrounding area.

Staff Recommendation
Staff recommends **approval** of the requested **CD-RM-18 (Conditional District - Residential Multi-family – 18)** zoning district.