



PLZ-24-12

City of Greensboro Planning Department Zoning Staff Report

City Council Hearing Date: May 21, 2024

GENERAL INFORMATION

APPLICANT	David Turner for Zoeli Investments, LLC
HEARING TYPE	Rezoning Request
REQUEST	R-5 (Residential Single-family - 5) to CD-RM-12 (Conditional District – Residential Multi-family-12)
CONDITIONS	1. Permitted uses shall be limited to a single-family dwelling or a duplex.
LOCATION	2123 Byrd Street
PARCEL ID NUMBER(S)	7874473781
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). 179 notices were mailed to those property owners in the mailing area.
TRACT SIZE	0.22 Acres
TOPOGRAPHY	Flat
VEGETATION	Sparsely Wooded

SITE DATA

Existing Use

Duplex

Adjacent Zoning

Adjacent Land Uses

N	R-5 (Residential Single-family – 5)	Single-family dwelling
E	R-5 (Residential Single-family – 5)	Duplex and single-family dwellings
S	R-5 (Residential Single-family – 5)	Single-family dwelling
W	R-5 (Residential Single-family – 5)	Duplexes

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-7 (Residential Single Family).

ZONING DISTRICT STANDARDS

District Summary *

Zoning District	Existing	Requested
Designation:	R-5	CD-RM-12
Max. Density:	5 dwellings per acre	12 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 single-family dwelling or a duplex.

**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-Watersupply Watershed 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 for Multi-Family Development.

Utilities (Availability)

Water and sewer are available on Byrd St and Shaw St. 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.

Parking Lots:

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

Transportation

Street Classification: Byrd Street – Local Street.
Shaw Street – 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 1 (Crossmax Purple) is within 1000' of subject site, along East Market 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 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 **Low Residential**, via the Future Land Use map of the Jonesboro/Scott Park Plan. The requested **CD-RM-12 (Conditional District – Residential Multi-family-12)** zoning district, as conditioned, would allow uses that are generally supportive with those described in the **Low Residential** future land use designation. Though the density on this one parcel is higher than the 3-5 dwelling units per acre specified in the adopted plan, the condition limiting uses to a duplex maintains the existing pattern of development. The **GSO2040** Future Built Form Map designates this location as the **Urban Central** place type, and the parcel is in a Reinvestment Area.

GSO2040 Written Policies

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 1 – Build upon successful community initiatives to improve housing conditions while encouraging community involvement and participation. Work to ensure the quality, quantity, and diversity of housing choices across and between 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, Jonesboro/Scott Park Plan

Low Residential (3 to 5 dwelling units per gross acre): This category includes the City’s predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within these density range. Although there are some existing residential areas in the City developed on lot greater than 1/3 acre, future residential developments and “conventional” subdivisions should generally maintain a gross density of no less than three dwelling per acre, except where environmental constraints prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

In conjunction with this rezoning request, the applicant is requesting to change to the Future Land Use Designation for this property to **Moderate Residential (5 to 12 dwelling units per acre)**. This category accommodates housing types ranging from small-lot, single-family detached and attached single-family dwellings such as townhomes to moderate density, low-

rise apartment dwellings. The Jonesboro/Scott Park Neighborhood have provided comments to the Planning Department supporting the plan amendment.

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 Central should reflect these characteristics:

1. Development is consistent with adopted neighborhood plans and their design guidelines.
2. New development should be compatible with the existing development pattern, as described in the “Existing Built Form” section: Short blocks and a grid-based street pattern;
 - Fine-grained zoning designations with a wide variety of uses are found closer to each other;
 - A range of residential building types, from detached, single-family houses, to Missing Middle Housing, to mid-rise multi-family in close proximity to each other; and high-rise multi-family in Activity Centers and along Mixed-Use Corridors;
 - Buildings on lots that are close to the width of a residential lot, rather than a uniform building along the entire block face;
 - Buildings close to each other and to the street; and
 - Connected sidewalks that form a walkable network.
3. There is benefit from and support from the viability of public open spaces, plazas, public art, and cultural resources.
4. Safety and crime prevention is integrated into building and site design by orienting windows and doorways to streets overlooking semi-public and shared spaces. Parking is oriented behind buildings, so buildings are built to the street with unobstructed windows for visual surveillance on the sidewalk and street.
5. Front doors and porches build community and neighborhood vitality and encourage neighbor interaction.
6. Exterior building materials are durable, sustainable, and contribute to the unique character of the surrounding buildings and existing neighborhood.
7. Equitable and ample access to walking, bicycling, transit and ride sharing is provided.

Reinvestment Areas and Corridors reflect these additional characteristics:

1. Consistency with adopted corridor plans.
2. Uses that support or provide access to employment are prioritized.
3. Existing buildings are adapted for reuse.
4. Neighborhood support services are accommodated.
5. Specific deficiencies, such as lack of access to healthy food, health services, and social services are eliminated.
6. Barriers to reinvestment are reduced.
7. Displacement is avoided for creative and activity-producing uses such as artist studios, work/live spaces, and galleries.

CONFORMITY WITH OTHER PLANS

City Plans

Jonesboro/Scott Park Neighborhood Plan
Housing

Improve the quality of rental housing. Although increasing the level of homeowner occupied homes is important, it is likely that the neighborhood will still have a significant portion of rental houses. These houses need to be well maintained and in good order for the neighborhood to prosper.

Other Plans

N/A

STAFF ANALYSIS AND RECOMMENDATION

Community Outreach

This parcel is included in the neighborhood covered by the adopted Jonesboro/Scott Park Neighborhood Plan and this rezoning request, if approved, will result in an amendment to that plan. The Future Land Use designation will change from “Low Residential” to “Medium Residential”. The process for amending the Plan is to allow for the neighborhood board representative and the East Market Street Development Corporation, now doing business as East Greensboro NOW, to comment on the proposed rezoning.

The applicant met with a representative from the neighborhood and from East Greensboro NOW at a neighborhood meeting on March 20. The request was supported at that meeting, and an email of support was submitted by East Greensboro NOW on April 3rd.

Staff Analysis

The subject property is approximately 0.22 acres and contains a single-family dwelling. North and south of the request contains single-family dwellings, zoned R-5. East of the request contains a duplex and single-family dwellings, zoned R-5. West of the request contains duplexes, zoned R-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 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 is located within the Jonesboro/Scott Park Neighborhood Plan. The Jonesboro/Scott Park Neighborhood Plan designates this property as Low Residential (3 to 5 dwelling units per gross acre.) This category includes the City’s predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within these density range. Although there are some existing residential areas in the City developed on lot greater than 1/3 acre, future residential developments and “conventional” subdivisions should generally maintain a gross density of no less than three dwelling per acre, except where environmental constraints prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

This rezoning request includes a request to amend the Jonesboro/Scott Park Neighborhood Plan to designate this property as Moderate Residential (5 to 12 dwelling units per acre.) This category accommodates housing types ranging from small-lot, single-family detached and attached single-family dwellings such as townhomes to moderate density, low-rise apartment dwellings. The Jonesboro/Scott Park Neighborhood have provided comments to the Planning Department supporting the plan amendment.

The Comprehensive Plan's Future Built Form Map currently designates this property as Urban Central. Applicable characteristics of the Urban Central classification include to the following:

1. Development is consistent with adopted neighborhood plans and their design guidelines.
2. New development should be compatible with the existing development pattern, as described in the "Existing Built Form" section: Short blocks and a grid-based street pattern;
 - Fine-grained zoning designations with a wide variety of uses are found closer to each other;
 - A range of residential building types, from detached, single-family houses, to Missing Middle Housing, to mid-rise multi-family in close proximity to each other; and high-rise multi-family in Activity Centers and along Mixed-Use Corridors;
 - Buildings on lots that are close to the width of a residential lot, rather than a uniform building along the entire block face;
 - Buildings close to each other and to the street; and
 - Connected sidewalks that form a walkable network.
3. There is benefit from and support from the viability of public open spaces, plazas, public art, and cultural resources.
4. Safety and crime prevention is integrated into building and site design by orienting windows and doorways to streets overlooking semi-public and shared spaces. Parking is oriented behind buildings, so buildings are built to the street with unobstructed windows for visual surveillance on the sidewalk and street.
5. Front doors and porches build community and neighborhood vitality and encourage neighbor interaction.
6. Exterior building materials are durable, sustainable, and contribute to the unique character of the surrounding buildings and existing neighborhood.
7. Equitable and ample access to walking, bicycling, transit and ride sharing is provided.

The Comprehensive Plan's Future Built Form Map also designates this property as being within a Reinvestment Area or Corridor. Reinvestment Areas and Corridors reflect the following additional characteristics:

1. Consistency with adopted corridor plans.
2. Uses that support or provide access to employment are prioritized.
3. Existing buildings are adapted for reuse.
4. Neighborhood support services are accommodated.
5. Specific deficiencies, such as lack of access to healthy food, health services, and social services are eliminated.
6. Barriers to reinvestment are reduced.
7. Displacement is avoided for creative and activity-producing uses such as artist studios, work/live spaces, and galleries.

The proposed CD-RM-12 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 would also permit an existing nonconforming use to become conforming.

This request is consistent with the intent and purpose of the zoning code, the Comprehensive Plan (GSO2040) and the Jonesboro/Scott Park Neighborhood Plan. This request is generally compatible with the existing development and trends in the surrounding area.

Staff Recommendation

Staff recommends **approval** of the requested **CD-RM-12 (Conditional District - Residential Multi-family – 12)** zoning district.