

**City of Greensboro Planning Department  
Zoning Staff Report  
November 13, 2006 Public Hearing**

*The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.*

**Item:** N  
**Location:** 807 Meadowood Street (east side of Meadowood Street between Wildberry Drive and Edith Lane)

**Applicant:** KRC Meadowood, LLC  
**Owner:** KRC Meadowood, LLC

**Special Use Permit:** Night-time off-street parking in a RS-12 District

- Conditions:**
- 1) Use of 100% evergreen trees in the required planting yard located along the Southeast boundary of the Property which is currently a common boundary with Pamela Mae Sparks.
  - 2) A six (6) foot high solid wood fence will be built along the property line that the Property shares in common with the residential neighbor to the Southeast and shall extend at least ten (10) feet past the north and south sides of the proposed parking area to be located on the new Property.
  - 3) Parking lot lights will be cut-off "shoebox" type heads mounted no higher than twenty (20) feet to prevent spillage of light beyond the proposed parking area to be located on the Property.
  - 4) An evergreen hedge of shrubs (e.g. junipers or similar evergreens) in the same form and pattern as the existing hedge along Meadowood Street on the property of KRC Greens, L.P. to be of a similar height at maturity to serve as a landscape buffer between the proposed parking area and Meadowood Street to screen views of the parking area from the right of way of Meadowood Street.
  - 5) Abandonment of the existing direct driveway access from the Property to Meadowood Street.

<b>SITE INFORMATION</b>	
<b>Maximum Developable Units</b>	N/A
<b>Net Density</b>	N/A
<b>Existing Land Use</b>	Single family dwelling
<b>Acreage</b>	0.736
<b>Physical Characteristics</b>	<i>Topography:</i> Generally flat <i>Vegetation:</i> Typical residential landscaping <i>Other:</i> N/A
<b>Overlay Districts</b>	N/A
<b>Historic District/Resources</b>	N/A
<b>Generalized Future Land Use</b>	Commercial
<b>Other</b>	N/A

<b>SURROUNDING ZONING AND LAND USE</b>		
<b>Location</b>	<b>Land Use</b>	<b>Zoning</b>
<i>North</i>	Heritage Green Senior Living Community	CD-RM-8
<i>South</i>	Single family dwelling	RS-12
<i>East</i>	Heritage Green Senior Living Community	CD-RM-8
<i>West</i>	Victory Baptist Church	RS-12

<b>ZONING HISTORY</b>		
<b>Case #</b>	<b>Year</b>	<b>Request Summary</b>
		This property has been zoned RS-12 since July 1, 1992. Prior to the implementation of the UDO, it was zoned Residential 120S.

<b>EXISTING ZONING DISTRICT</b>
<b>RS-12:</b> Primarily intended to accommodate moderate density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 3.0 units per acre or less.

<b>TRANSPORTATION</b>	
<b>Street Classification</b>	Meadowood Street – Minor Thoroughfare.
<b>Site Access</b>	Existing.
<b>Traffic Counts</b>	Meadowood Street ADT = 10,100.
<b>Trip Generation</b>	N/A.
<b>Sidewalks</b>	N/A.
<b>Transit</b>	Yes.
<b>Traffic Impact Study</b>	Not required per TIS Ordinance.
<b>Street Connectivity</b>	N/A.
<b>Other</b>	N/A.

ENVIRONMENTAL REVIEW	
<b>Water Supply Watershed</b>	No, site drains to South Buffalo Creek
<b>Floodplains</b>	N/A
<b>Streams</b>	N/A
<b>Other</b>	N/A

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
<i>North</i>	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'
<i>South</i>	See Conditions
<i>East</i>	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'
<i>West</i>	See Conditions

**CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES**

**Connections 2025 Written Policies:**

*Reinvestment/Infill Goal:* Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

*POLICY 6A.4:* Implement measures to protect neighborhoods from potential negative impacts of development, redevelopment, and/or public projects that are inconsistent with the neighborhood's livability, architectural or historical character, and reinvestment potential.

**Connections 2025 Map Policies:**

*The area requested for rezoning lies within the following map classifications:*

*Commercial:* This designation applies to large concentrations of commercial uses, such as recently constructed major shopping centers and "big box" retail. Such properties may not be expected to undergo redevelopment or a change in use over the plan horizon, and the immediate areas in which they are located may not be suitable for the introduction of mixed uses. While some new commercial centers are anticipated, in general new retail and commercial service uses will be encouraged within more diversified mixed-use centers rather than as stand-alone shopping centers or expanding highway commercial "strips."

**CONFORMITY WITH OTHER PLANS**

*The following aspects of relevant plans may be applicable in this case:*

**City Plans:** N/A

**Other Plans:** N/A

## STAFF COMMENTS

**Planning:** According to information supplied by the applicant, Heritage Green is a full service senior living community providing independent/congregate living, assisted living and specialized assisted living for seniors with cognitive impairments. The main independent living building was completed in the late 1980's and contains 136 units. In the mid 1990's, a 40-unit/48 bed specialized assisted living building was added to the west of the main building and a 34-unit assisted living building was added to the east of the main building. The overall campus is accessed from driveways along Meadowood Street. The applicant recently acquired a 0.48 acre lot (807 Meadowood Street).

The applicant has stated that the distribution of parking for the original main building has always been somewhat difficult as community management prefers to give those residents who still drive the parking spaces closest to the building entry. During peak shift periods such as dinner that also coincide with events or activities that draw families and other guests, there is a need for more parking convenient to the main building. The subject lot is ideally situated to provide additional staff parking thereby freeing up more convenient parking for the residents and their guests during peak hours. In order to insure that the proposed additional parking is safe for staff use, it needs to be properly lighted.

The applicant has stated that the mitigation of the impact of the lighting through the use of shoe box fixtures at limited heights, the construction of a solid wood fence, and the planting of vegetation buffers will help to prevent any substantial injury to the value of adjoining property.

Surface parking is allowed in a residential zoning district for a use that is not otherwise allowed in the residential district under the following conditions:

- 1) The area where the parking is located must be part of or abut the zone lot containing the use which the parking serves.
- 2) All access to the parking must be through nonresidentially zoned property.
- 3) Parking can only be used during daylight hours **except by Special Use Permit.**
- 4) Parking must be used by customers, patrons, employees, guests, or residents of the use which the parking serves.
- 5) No parking can be located more than 120 feet into the residential zoning district.
- 6) Long-term or dead storage, loading, sales, repair work, or servicing of vehicles is prohibited.

Staff feels that this is a reasonable request, especially since conditions have been included to provide for landscaping and screening buffers, control lighting, and restrict direct vehicular access to this lot.

**GDOT:** No additional comments.

**Water Resources:** No additional comments.

**Housing and Community Development:** No additional comments.

## **STAFF RECOMMENDATION**

Based on all the information contained in this report, the Planning Department recommends approval.