



Z-09-01-007

City of Greensboro Planning Department  
Zoning Staff Report and Plan Amendment Evaluation

Zoning Commission Hearing Date: January 12, 2009

**GENERAL INFORMATION**

<b>APPLICANT</b>	Glenwood Friends Church
<b>HEARING TYPE</b>	Zoning Commission
<b>REQUEST</b>	<b>RS-9</b> (Residential-Single Family) to <b>CD-GO-M</b> (Conditional District-General Office-Moderate Intensity)
<b>CONDITIONS</b>	1. Uses: Limited to a church and a vocational school.  2. The maximum number of students enrolled in the school will be 130. Documentation shall be provided to the City upon request
<b>LOCATION</b>	2400 Old Chapman Street (West of Old Chapman Street and north of Murray Hill Road)
<b>PARCEL ID NUMBER (S)</b>	00-00-0-2590-00-0700-007
<b>PUBLIC NOTIFICATION</b>	The notification area for this public hearing was 600 feet (Chapter 30-9-1.2 of the City 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). <b>167</b> notices were mailed to those property owners in the mailing area.
<b>TRACT SIZE</b>	9.81 acres
<b>TOPOGRAPHY</b>	Generally flat
<b>VEGETATION</b>	Institutional landscaping

**SITE DATA**

<b>Existing Use</b>	Church
<b>Adjacent Zoning</b>	<b>Adjacent Land Uses</b>
N CD-RM-12 (Conditional District-Residential Multi Family)	Church
E RS-9 (Residential- Single Family)	Single-Family dwelling units
W RS-9 (Residential- Single Family)	Single-Family dwelling units
S RS-9 (Residential- Single Family)	Single-Family dwelling units

**Zoning History**

<b>Case #</b>	<b>Date</b>	<b>Request Summary</b>
		This property has been zoned RS-9 since July 1, 1992. Prior to the implementation of the UDO, it was zoned RES 90S

**ZONING DISTRICT STANDARDS**

**District Summary \***

Zoning District Designation:	Existing <b>(RS-9)</b>	Requested <b>(CD-GO-M)</b>
Max. Density:	4 dwelling units/acre	N/A
Typical Uses	Primarily intended to accommodate high density and single-family detached dwellings in developments where public water and sewer service is required	Primarily intended to accommodate moderate intensity office and institutional uses, moderate density residential uses at a density of 12.0 units per acre or less, and supporting service and retail uses.

*\*These regulations may not reflect the actual requirements for all situations; see the City of Greensboro Zoning Code for actual regulations for site requirements for this zoning district.*

**SPECIAL INFORMATION**

**Overlay District Ordinance/Historic Preservation – N/A**

**Environmental/Soils**

Water Supply Watershed	N/A, Site drains to South Buffalo Creek
Floodplains	N/A.
Streams	N/A.
Other:	N/A.

**Utilities**

- Potable Water
- Waste Water

**Airport Noise Cone**

The subject property is not located in the Airport Noise Cone.

**Landscaping Requirements**

Location	Required Planting Yard Type and Rate
North	Type D Yard – minimum width 5’; 2 understory trees per 100’; 18 shrubs per 100’
South	Type B Yard – avg. width 30’; 3 canopy trees per 100’; 5 understory trees per 100’; 25 shrubs per 100’
East	Street Yard - minimum width 8’; 2 canopy tree per 100’, 17 shrubs per 100’
West	Type B Yard – avg. width 30’; 3 canopy trees per 100’; 5 understory trees per 100’; 25 shrubs per 100’

**Tree Preservation Requirements**

Acreage	Requirements
9.81 Ac.	All trees 4” or greater DBH which are located within the required planting yards or within 15’ of the side and rear property lines, whichever is greater

**Transportation**

Street Classification	Old Chapman Street – Collector Street.
Site Access	Existing.
Traffic Counts:	None available.
Trip Generation:	N/A.
Sidewalks	Sidewalks are a requirement of the Development Ordinance. 5’ sidewalk with a 5’ grass strip is required along both sides of thoroughfares. 5’ sidewalk with a 3’ grass strip is required along one side (at a minimum, collectors may require sidewalk on both sides) of all other street types. There is existing sidewalk along the frontage of this property.
Transit in Vicinity	Yes, route 2, Four Seasons.
Traffic Impact Study (TIS)	No, not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

**IMPACT ANALYSIS**

**Land Use Compatibility**

The proposed **CD-GO-M** (Conditional District-General Office-Moderate Intensity) zoning would allow land uses that are compatible with the general character of the area.

**Connections 2025 Comprehensive Plan Policies**

The Generalized Future Land Use Map (GFLUM) designates this location as **Low Residential**. The requested **CD-GO-M** Zoning district is inconsistent with this GFLUM designation. However the proposed use of a church and related vocational center is compatible with the City’s residential designations so no map amendment is required.

**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 4C: Promote new patterns and intensities of use to increase economic competitiveness and enhance quality of life in urban areas.

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.

- Including protection against incompatible commercial encroachments into residential neighborhoods

**Connections 2025 Map Policies**

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

**CONFORMITY WITH OTHER PLANS**

City Plans – N/A

Other Plans - N/A

**Staff/Agency Comments**

**Planning**

The 9.81-acre subject site is located in a well established and stable single-family neighborhood. The subject site is adjoined on the southern, eastern and western boundaries by single-family dwelling units and to the north by a church and a proposed senior housing project. The subject site is currently being used as a church. The applicant intends to use part of the church premises as a vocational school to provide graduate theological education. Although a church is allowed in the existing RS-9 zoning district, a vocational school is not, necessitating this rezoning request.

This request if approved will help provide community facilities, services, and infrastructure in a cost-effective manner to meet citizens' needs, contribute to quality of life, and support desired land use patterns without impacting the overall mix of uses in the general area. It will also encourage the adaptive reuse of existing/underutilized structures thereby ensuring that adequate land is zoned and has infrastructure available to meet the needs of present and future Greensboro citizens.

Staff believes that this request is consistent with the intent and purpose of the zoning code and the Comprehensive Plan (Connections 2025). Staff is also of the opinion that the request is compatible with the existing development and trend in the surrounding area.

**Water Resources**

The City of Greensboro must adopt and implement the State minimum requirements for the Phase II NPDES post-construction requirements by June 1, 2009. New and revised ordinance language will be adopted to comply with the new regulations, if plan is not submitted before June 1, 2009 site must meet Phase II requirements

**Housing and Community Development**

Applicant is strongly encouraged to discuss this proposal with representatives of the Hillsdale Park and Piedmont Heights neighborhoods within which the subject site is located.

**STAFF RECOMMENDATION**

**PLANNING**

Staff recommends **approval** of the requested **CD-GO-M** (Conditional District-General Office-Moderate Intensity) zoning district.