

**City of Greensboro Planning Department
Zoning Staff Report
December 11, 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: A
Location: 3801 Lawndale Drive (northwest quadrant of Lawndale Drive & Joan Avenue)

Applicant: Rachel C. Ray
Owner: Rachel C. Ray

From: CD-GO-M
To: CD-LB

Conditions: 1) All uses allowed in the LB zoning district except for gasoline service stations, convenience stores with gas pumps, and any use with drive-thru service.

SITE INFORMATION	
Maximum Developable Units	N/A
Net Density	N/A
Existing Land Use	Former site of Lawndale Chiropractic Center
Acreage	0.96
Physical Characteristics	<i>Topography:</i> Flat <i>Vegetation:</i> None <i>Other:</i> N/A
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	Mixed Use Commercial
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	La Petite Academy / New Garden Nursery	GO-M, CD-GB
<i>South</i>	Grace Family Worship Center	CD-LB
<i>East</i>	Hess Convenience Store	HB
<i>West</i>	La Petite Academy	GO-M

ZONING HISTORY		
Case #	Year	Request Summary
2420	1994	This property was rezoned from CU-GO-M (beauty salon) to CU-GO-M (office of medical practitioner) by the Zoning Commission in November 1994.
2268	1990	A request from Residential 120S to CU- Commercial N was approved by the Zoning Commission in June 1990. This request limited use of the property to a beauty salon. At the time of remapping to implement the UDO, this CU-Commercial N zoning was converted to CU-GO-M since beauty salons were permitted in that zoning district as well and office zoning was viewed as a transitional zone in this particular instance.

DIFFERENCES BETWEEN CD-GO-M (EXISTING) AND CD-LB (PROPOSED) ZONING DISTRICTS
CD-GO-M: 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 uses. The existing zoning limits the use of the property to the office of a medical practitioner.
CD-LB: Primarily intended to accommodate moderate intensity shopping and services close to residential areas. The district is established to provide locations for businesses which serve nearby neighborhoods. The district is typically located near the intersection of collectors or thoroughfares in areas which are otherwise developed with residences. See Conditions for use restrictions.

TRANSPORTATION	
Street Classification	Lawndale Drive – Major Thoroughfare, Joan Avenue – Local Street.
Site Access	All commercial driveways must meet the City of Greensboro standards.
Traffic Counts	Lawndale Drive ADT = 23,700.
Trip Generation	N/A.
Sidewalks	Sidewalks are a requirement of the Development Ordinance. 6’ sidewalk with a 4’ 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.
Transit	Yes.
Traffic Impact Study	Not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	Yes, Site drains to Greensboro Watershed WS III
Floodplains	N/A
Streams	N/A
Other	Maximum built upon area (BUA) per watershed density is 70% of the site acreage for high density development. If high density development (24%-70% of BUA) is proposed all the built upon area must drain and get treated by a State approved water quality device (pond or similar). If low density development is proposed site must meet score sheet requirements.

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
<i>North</i>	15% of the total site for lots less than 55,000 square feet
<i>South</i>	
<i>East</i>	
<i>West</i>	

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.

Economic Development Goal: Promote a healthy, diversified economy with a strong tax base and opportunities for employment, entrepreneurship and for-profit and non-profit economic development for all segments of the community, including under-served areas such as East Greensboro.

Connections 2025 Map Policies:

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

Mixed Use Commercial: This designation is intended to promote a mix of uses, of which various commercial uses remain predominant, but where residential, service, and other uses are complementary. Where applied to older highway corridors characterized by “strip” commercial uses, the intent is to encourage infill and redevelopment for a more diverse and attractive mix of uses over time. Examples include residential units over commercial uses or a wider array of economically viable uses to replace obsolete uses. Such areas also may represent opportunities for the introduction of substantial higher density and/or mixed-income housing, with negligible impacts on, or resistance from, nearby single-family neighborhoods. Ensuring that buildings are of the appropriate scale and intensity is critical, as is ensuring that sites are designed in a coordinated, as opposed to a lot-by-lot, manner. New “strip” commercial development is discouraged.

CONFORMITY WITH OTHER PLANS

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

City Plans: The Pisgah Church Road/Lees Chapel Road Corridor Study (June 1996) identified the Lawndale Drive/Pisgah Church Road intersection as a Commercial Node.

Other Plans: N/A

STAFF COMMENTS

Planning: In 1990, the subject property was rezoned from single family residential to conditional commercial for a beauty salon. At the time of city-wide remapping to implement the UDO, it was classified as CU-GO-M. In 1994 the Zoning Commission approved a rezoning from CU-GO-M to CU-GO-M to change the use to the office of a medical practitioner and a chiropractor occupied the building for many years.

The property where New Garden Landscaping Gazebo is located was rezoned from RS-15 to CU-GB by the Zoning Commission in August 1999. On August 25, 2006 the property at the southeast quadrant of Joan Avenue and Trull Avenue, directly across from the subject property, was rezoned by the Zoning Commission from GO-M to CD-LB (#3483).

This proposal is basically consistent with the Mixed Use Commercial land use classification on the Generalized Future Land Use Map of Connections 2025; however, Staff has suggested that zoning conditions similar to those used in case #3483 be added to address freestanding signage, pedestrian circulation, and building orientation should the property ever redevelop. This request is also consistent with the Reinvestment/Infill and Economic Development goals as stated above.

GDOT: No additional comments.

Water Resources: No additional comments.

Housing & Community Development: No additional comments.

STAFF RECOMMENDATION

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