



Z-08-04-002

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

Zoning Commission Hearing Date: April 14, 2008

GENERAL INFORMATION

APPLICANT	Charles E. Cranfield for Guilford Courthouse National Military Park
HEARING TYPE	Zoning Commission
ZONING REQUEST	CD-GO-M (Conditional District-General Office-Moderate Intensity) to PI (Public and Institutional)
CONDITIONS	N/A
GFLUM	Mixed Use Commercial and Low Residential to Major Parks/Open Space
LOCATION	3603 Old Battleground Road, generally described as the Northwest corner of British Lake Drive and Old Battleground Road
TAX MAP ID NUMBER (S)	00-00-0345-0-0003-00-021
PUBLIC NOTIFICATION	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). 34 notices were mailed to those property owners in the mailing area.
TRACT SIZE	~1.70 Ac.
TOPOGRAPHY	Generally flat
VEGETATION	Typical residential & institutional landscaping, in part

SITE DATA

Existing Use	Undeveloped
Adjacent Zoning	Adjacent Land Uses
N RS-12 (Residential Single-Family)	Single-Family dwellings and the Guilford Courthouse National Military Park
E LI (Light Industrial)	Southern Foods Distribution Co./Self Storage
W RS-12 (Residential Single-Family)	Single-Family dwellings
S RM-12 (Residential Multi-Family)	Multi-Family dwelling units

Zoning History

Case #	Date	Request Summary
3030	04/2002	This property was rezoned from RM-12 to CD-GO-M in 2002. Prior to the implementation of the UDO, it was zoned RS-120.

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (CD-GO-M)	Requested (PI)
Max. Density:	N/A	N/A
Typical Uses	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.	Primarily intended to accommodate mid- and large-sized public, quasi-public and institutional uses which have a substantial land use impact or traffic generation potential.

**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 - NA

Environmental/Soils

Water Supply Watershed	Yes, site drains to Greensboro Watershed WS III
Floodplains	N/A
Streams	N/A

Other: if any development is proposed site must meet watershed requirements. 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 be treated by a State approved water quality device (pond or similar). If low density development is proposed site must meet score sheet requirements. Potential for wetlands on site. Contact the State & Corps for any wetland disturbance or stream crossing or disturbance.

Airport Noise Cone

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

Landscaping Requirements - Not applicable until parcel is developed.

Location	Required Planting Yard Type and Rate
North	N/A
South	N/A
East	N/A
West	N/A

Tree Preservation Requirements - Not applicable until parcel is developed.

Acreage	Requirements
N/A	

Transportation

Street Classification	Old Battleground Road – Collector Street.
Site Access	N/A.
Traffic Counts: Trip Generation:	Old Battleground Road ADT = 8,550 (2005). 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. There are no sidewalk projects in the area.
Transit in Vicinity	Yes, Route 8, Battleground Avenue.
Traffic Impact study (TIS)	No, not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

IMPACT ANALYSIS

Land Use Compatibility

The proposed **PI** zoning would allow land uses that are compatible with the existing development in the area.

Connections 2025 Comprehensive Plan Policies

The Generalized Future Land Use Map designates this location as **Mixed Use Commercial and Low Residential**. The requested **PI** zoning district is inconsistent with these GFLUM designations and an amendment has been requested.

Connections 2025 Written Policies

Growth at the Fringe Goal: Provide a development framework for the fringe that guides sound, sustainable patterns of land use, limits sprawl, protects rural character, evidences sound stewardship of the environment, and provides for efficient provision of public services and facilities as the City expands. Development will increase density and mix land uses at a pedestrian scale with sidewalks, bikeways, and where possible, public transit.

Parks, Open Space, and Natural Resources Goal: Protect and restore Greensboro’s irreplaceable scenic and natural resources: its system of parks and greenways, urban and woodland tree canopy, stream corridors and wetlands, and air and water quality.

Man-made Environment Goal: Preserve and enhance the character and visual quality of Greensboro’s built environment, including historic resources, private developments, and public landscapes.

POLICY 5D: Preserve and promote Greensboro’s historic resources and heritage.

Connections 2025 Map Policies

Existing:

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.

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.

Proposed:

Major Parks/Open Space: This designation applies to existing large scale parks and protected open spaces of citywide significance which are expected to remain as open space in perpetuity.

Comprehensive Plan Amendment History

Case #	Date	Request Summary
N/A	N/A	N/A

Applicant Stated Reasons for Request

Explain in detail why the change is needed and a justification for such a change:

This site is part of the Guilford Courthouse Battlefield National Historic Landmark and has been acquired by the National Park Service to be incorporated into Guilford Courthouse National Military Park.

Explain in detail the conditions that you think may warrant a Plan Amendment (i.e. unforeseen circumstances or the emergence of new information, unanticipated changes in development pattern, rezonings, transportation improvements, economic opportunities, changes in socioeconomic conditions, etc.):

The land included in the National Historic Landmark is approximately ¼ of the original historic battlefield. This land is facing critical development pressure, with much already being lost to shopping centers and apartments. This area is one of the few remaining parts of the battlefield that retains its historic integrity and deserves the appropriate future land use designation.

COMPREHENSIVE POLICY PLAN ANALYSIS

Need for Proposed Change

The applicant is in the process of acquiring a number of properties associated with the historical footprint of the Revolutionary War Battle of Guilford Courthouse with the intent to return these properties to their original state for incorporation with the existing national military park. The area around the site includes areas of Low Residential to the west and northwest, an area of Mixed Use Commercial related to the Battleground commercial corridor to the south and east and areas designated Major Parks/Open Space (the national military park) further to the north and east.

The requested change acknowledges the future intent to consolidate this site and other properties into the larger national military park that is currently designated Major Parks/Open Space. The Comprehensive Plan supports the preservation of Greensboro's heritage and historic resources as well as the protection and restoration of parks and significant open spaces throughout the city. As the areas under consideration are already identified as a National Historic Landmark adjusting the future land use designations to reflect this future land use pattern appears appropriate.

Effect of the proposed Change on the Need for City Services and Facilities (e.g. roadway level of service) - N/A

Implications, if any, the Amendment may have for Other Parts of the Plan

As this property is part of a larger area currently being acquired for inclusion with the established military park, a change in future land use designation for this site will most likely accelerate acquisition and conversion of other identified properties for eventual inclusion under the Major Parks/Open Space category.

Unforeseen Circumstances or the Emergence of New Information (e.g. significant economic opportunity in Tier 2 or 3)

The federal designation of properties north of British Lake Drive and east of Battleground Avenue as National Historic Landmark cleared the way for acquisition of additional properties for inclusion with the existing national military park. This consolidation of properties into the national military park calls for a change in land use designation for this area.

PLANNING BOARD COMMENTS

The Planning Board met on March 19, 2008 and made the following comments concerning this request:

- Preservation of local heritage is important to Greensboro
- Unanimous support for requested change as means to expand and enhance Guilford Courthouse National Military Park

CONFORMITY WITH OTHER PLANS

City Plans - N/A

Other Plans - N/A

Staff/Agency Comments

Planning

In the immediate vicinity of the subject site, which is currently undeveloped is the Guilford Courthouse National Military Park which is a national park of historic importance. The Federal Government is gradually acquiring sites which were part of the 1781 battlefield to create an open space of national historic importance. The original battlefield is facing critical development pressure, with much already being lost to shopping centers and apartments. This area is one of the few remaining parts of the battlefield that retains its historic integrity and deserves the appropriate zoning designation.

By approving this request the City will ensure the protection and restoration of Greensboro's irreplaceable historic landmark and also help preserve and promote Greensboro's historic resources and heritage. Staff has made a determination that this request is consistent with the intent and purpose of the zoning code and will be consistent with the requested Major Parks/Open Space Generalized Future Land Use designation. Staff is also of the opinion that the request is compatible with the existing development in the area, particularly with Guilford Courthouse National Military Park as being a national open space resource.

Water Resources

No additional comments.

Housing and Community Development

No additional comments.

STAFF RECOMMENDATION

PLANNING

Staff recommends **approval** of the requested **PI** (Public and Institutional) zoning district.