

**City of Greensboro Planning Department
Zoning Staff Report
October 8, 2007 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: E
Location: Northeast quadrant of Guilford College Road and Sapp Road

Applicant: Sapp Road, LLC
Owner: Sapp Road, LLC

From: CD-GB
To: CD-GB

- Conditions:**
- 1) Uses: All uses in the Limited Business zoning district, plus restaurant/coffee shop with drive thru.
 - 2) Any building shall be constructed of substantially brick building materials.
 - 3) All exterior lighting shall be directed away from adjoining properties.
 - 4) Any building on the subject property shall be limited to two stories in height.
 - 5) Maximum of a single bay of parking shall be permitted between the building and the public street rights-of-way.
 - 6) Drive-thru ordering stations and windows for the restaurant/coffee shop, if any, shall not be located between any restaurant/coffee shop building and Guilford College Road.
 - 7) Retail shops' rooftop mechanical equipment shall be screened from view from Guilford College Road.
 - 8) Interior pedestrian circulation shall be provided through the use of clearly defined walkways and/or painted crosswalks and/or similar pedestrian oriented facilities, the location of which shall be at the developer's discretion.
 - 9) All free-standing signs constructed on the site shall be a maximum of 25 feet in height.

SITE INFORMATION	
Maximum Developable Units	N/A
Net Density	N/A
Existing Land Use	Single family dwelling
Acreage	1.912
Physical Characteristics	<i>Topography:</i> Generally flat <i>Vegetation:</i> Some mature trees <i>Other:</i> N/A
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	Commercial
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Single family residential	RS-12
<i>South</i>	Time Warner Cable / Pierce Homes of Carolina	Co. GO-M
<i>East</i>	Single family residential	Co. RS-40
<i>West</i>	Charlestowne Crossing Condominiums	CD-RM-12

ZONING HISTORY		
Case #	Year	Request Summary
3458	2006	This property was annexed and zoned to CD-GB by the City Council on June 6, 2006 with an effective date of August 31, 2006.

DIFFERENCES BETWEEN CD-GB (EXISTING) AND CD-GB (PROPOSED) ZONING DISTRICTS
CD-GB Primarily intended to accommodate a wide range of retail, service, and office uses. The district is typically located along thoroughfares in areas which have developed with minimal front setbacks. The existing zoning limits any building on the property to one story in height.
CD-GB: Primarily intended to accommodate a wide range of retail, service, and office uses. The district is typically located along thoroughfares in areas which have developed with minimal front setbacks. See Conditions for use limitations and additional restrictions. The proposed rezoning would limit any building on the property to two stories in height.

TRANSPORTATION	
Street Classification	Guilford College Road – Major Thoroughfare, Sapp Road – Sub-Collector Street.
Site Access	One access proposed per street frontage. All driveways must meet the City of Greensboro and NCDOT Driveway Standards. It should be noted that if full access is approved on Guilford College Road that full access is not guaranteed indefinitely. Should safety and/or operational issues occur in the future then this access point may be restricted to a right in right out only w/ a center island median in order to address these issues.
Traffic Counts	Guilford College Road ADT = 28,000.
Trip Generation	24 Hour = 1,712, AM Peak Hour = 263, PM Peak Hour = 240.
Sidewalks	Requirement per Development Ordinance. A 6' sidewalk w/ a 4' grass strip is required along both sides of thoroughfares. A 5' sidewalk w/ a 3' grass strip is required along all other streets.
Transit	Yes.
Traffic Impact Study	Yes required per TIS Ordinance. Please see the Additional Information section of this staff report for the Executive Summary.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	Yes, site drains to Lower Randleman lake watershed WS IV
Floodplains	N/A
Streams	N/A
Other	Site must meet watershed requirements. Maximum BUA per high density requirement is 50%. All the proposed built upon area must drain to a state approved BMP device.

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
<i>North</i>	Type B Yard - 30' avg. width; 3 canopy/100'; 5 understory/100', 25 shrubs/100
<i>South</i>	Street Yard - 8' avg. width; 2 canopy/100', 17shrubs/100
<i>East</i>	Type B Yard - 30' avg. width; 3 canopy/100'; 5 understory/100', 25 shrubs/100
<i>West</i>	Street Yard - 8' avg. width; 2 canopy/100', 17shrubs/100

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

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.

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:

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: The Guilford College Road Corridor Study (April 15, 1998) included this property within the Guilford College Road Subcorridor (South of I-40). The Plan had this to say about this area:

“The entire west side of the stretch of Guilford College Road south of Nicholas Road is zoned multifamily residential (RM-12), with most units built within the last 15 years and others yet to be constructed. The east side is primarily a mix of single-family residential homes and light industrial (e.g. mini-storage units and an automobile paint and body shop). However, much of the land in the extensive RS-40 District to the northeast of the Guilford College Road/Sapp Road intersection is currently underutilized or vacant. This same land is to the immediate west of the Wendover Place Shopping Center and is unlikely to remain RS-40 in the immediate future. We recommend that this area be considered for additional multi-family units or low-to-moderate intensity offices that can act as a land use buffer between the Wendover Place Shopping Center and the multi-family housing along the west side of Guilford College Road. Furthermore, this recommendation is consistent with the 1995 West Wendover Avenue/Guilford College Road Corridor Plan that was adopted by the High Point City Council in June 1995 and prepared in collaboration with the Planning Departments of High Point, Greensboro, and Guilford County.”

Other Plans: N/A

STAFF COMMENTS

Planning: This property was annexed and zoned to CD-GB by the City Council on June 6, 2006 with an effective date of August 31, 2006. At that time, a condition was included in the original zoning application which limited any building on the property to one story in height.

Staff recommended denial of the original zoning to CD-GB, based in large part on the recommendation contained in the Guilford College Corridor Plan as stated above, i.e. that this

area be considered for additional multifamily units or low-to-moderate intensity offices that can act as a buffer between the Wendover Place Shopping Center and the multifamily housing along the west side of Guilford College Road. However, the CD-GB zoning district was approved and has been in place for the past year. This request simply allows a building of two stories as opposed to one.

Staff has been informed that a potential use on the property would be a credit union. It has been suggested to the applicant that Condition #6, which only deals with drive-thru ordering stations and windows for a restaurant/coffee shop, be expanded to include other potential drive-thru businesses. It has also been suggested that Condition #7 be modified so that it would apply to any building on the property.

As a result, the applicant has informed staff that the following amended conditions will be presented at the public hearing:

- 6) Any drive-thru facility shall not be located between any building and Guilford College Road.
- 7) Rooftop mechanical equipment shall be screened from view from Guilford College Road.

This request is consistent with the Commercial designation on the Generalized Future Land Use Map of the Comprehensive Plan. It is consistent with both the Growth at the Fringe Goal and the Economic Development Goal of Connections 2025. It is a minor change over the present zoning classification in that it would allow a two-story building on the property but it is a worthwhile change due to the modification of the two conditions listed 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.

ADDITIONAL INFORMATION

Sapp Road Commercial Development - Traffic Impact Analysis

Prepared for MPR Properties

February 24, 2006

Executive Summary

MPR Properties proposes to develop a commercial development off Guilford College Road in Greensboro, NC (see figure 1). The site plan proposes to rezone for a 12,000 SF of retail and a 3,000 SF coffee shop with drive-thru. The project proposes two access points; one full access on Sapp Road and one full access on Guilford College.

The City of Greensboro has requested a traffic analysis to determine the effect of this proposed project. Transportation engineering consultant firm *John Davenport Engineering Inc.* was contracted to provide the traffic study for this proposed development. The following intersections were included in the study:

- Guilford College Road at Sapp Road (existing unsignalized)
- Guilford College Road at Proposed Access (proposed entrance)
- Sapp Road at Proposed Access (proposed entrance)

These intersections were analyzed for:

- 2006 Existing Conditions
- 2007 Future No-Build Conditions
- 2007 Future Build conditions

The site is proposed to be built-out by 2007.

This proposed development is expected to generate approximately 1,712 daily weekday trips; with 263 trips during the AM peak and 240 trips during the PM peak. The following is a level of service table for the projected impact of this development:

Level of Service						
Intersections	AM Peak			PM Peak		
	2006 Existing	2007 Future No-Build	2007 Future Build	2006 Existing	2007 Future No-Build	2007 Future Build
Guilford College Road @ Sapp Road	F (86.5) WB Approach	F (86.5) WB Approach	F (1007.0) WBL	F (524.6) EB Approach	F (741.5) EB Approach	F (***) EB Approach
Guilford College Road @ Proposed Access			C (17.5) WB Approach			C (15.3) WB Approach
Sapp Road @ Proposed Access			A (9.0) SBL			A (9.5) SBL

Based on the traffic analysis results, the following recommendations are made:

Guilford College Road at Sapp Road (existing unsignalized)

- Based on the LOS analysis, a traffic signal may be warranted at this intersection in the future with the construction of this development.
- Construct a 100-foot westbound left turn lane at Guilford College Road.

Guilford College Road at Proposed Access (proposed entrance)

- No improvements recommended. Analysis indicates that a full access drive should operate reasonably well at this location.

Sapp Road at Proposed Access (proposed entrance)

- Construct a 100-foot eastbound left turn lane on Sapp Road at the proposed entrance.

Analysis indicates that this proposed development will have an effect on the Guilford College/Sapp Road intersection. It is currently experiencing long delays during both peaks and these delays can be expected to increase regardless whether this project is built or not. With the recommended geometric improvements on Sapp Road, the impact of this development can be mitigated. A Signal Warrant Analysis should be performed to identify whether or not traffic volumes have reached the projected levels to warrant the installation of a signal.