

**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: D
Location: 1305 American Legion Street (northwest quadrant of American Legion Street and Fairview Street)

Applicant: Dan Souther
Owner: Dan Souther

From: GB
To: CD-GO-M

Conditions: 1) Uses: Limited to a Group Care Facility.

SITE INFORMATION	
Maximum Developable Units	N/A
Net Density	N/A
Existing Land Use	Vacant
Acreage	0.293
Physical Characteristics	<i>Topography:</i> Generally flat <i>Vegetation:</i> Grass <i>Other:</i> N/A
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	Industrial/Corporate Park
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Shell building for lease	GB
<i>South</i>	Smith Senior Center parking lot	GB
<i>East</i>	Cone Mills White Oak Plant	HI
<i>West</i>	Vacant property recently rezoned for Summit House	CD-GO-M

ZONING HISTORY		
Case #	Year	Request Summary
		This property has been zoned GB since July 1, 1992. Prior to the implementation of the UDO, it was zoned Commercial N.

DIFFERENCES BETWEEN GB (EXISTING) AND CD-GO-M (PROPOSED) ZONING DISTRICTS
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.
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. See Conditions for use limitation.

TRANSPORTATION	
Street Classification	Fairview Street – Collector Street.
Site Access	All commercial driveways must be designed and built to the City of Greensboro Standards.
Traffic Counts	None available.
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	No, site drains to North Buffalo Creek
Floodplains	N/A
Streams	N/A
Other	N/A

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.

POLICY 7C.1: Ensure that adequate land is zoned and has infrastructure available for the various stages of business development.

POLICY 7C.3: Identify brownfield sites and underutilized/abandoned properties and buildings and expedite opportunities for development.

Community Facilities Goal: 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.

Connections 2025 Map Policies:

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

Industrial/Corporate Park: This designation applies to areas where present or anticipated uses include both light and heavy industrial uses, such as manufacturing, assembly, and fabrication; wholesaling and distribution; and corporate office and technology parks, which may be introduced to replace older heavy industrial uses. Although new residential development is discouraged in areas designated for this land use category, pre-existing residential uses may be present in or adjacent to these areas. As established industrial areas redevelop, such residential, institutional, or similar uses should be protected from adverse impacts (heavy truck traffic, significant outside storage, factors such as noise, dust, and glare, etc.) through performance-based standards, buffers, and proper separation from noxious uses.

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: A Group Care Facility is defined as: "A facility (by whatever name it is called, other than "Family Care Home" as defined by this Ordinance) with support and supervisory personnel that provides room and board, personal care, or habilitation services in a family environment for not more than thirty (30) people in a residential or office district and for not more than forty (40) people in any other district." A Group Care Facility must be separated from another Group Care Facility or Shelter for the Homeless by one-quarter mile.

On August 14, 2006 the Zoning Commission unanimously approved a rezoning from GB to CD-GO-M for the two lots to the west. The condition of that rezoning concerned the same use restriction as this current request.

Except as noted above, the zoning pattern for this immediate area has remained very stable over the years. The relationship of commercial, office, multifamily and heavy industrial districts has not changed since the implementation of the UDO.

This downzoning from a commercial district to an office district is compatible with existing GO-M zoning south of American Legion Street. It also offers a transitional district between existing General Business zoning and the residential areas to the west.

Approval of this request will allow Summit House an opportunity to develop a better site design and layout for their proposed building.

This request is consistent with the Industrial/Corporate Park land use classifications on the Generalized Future Land Use Map of Connections 2025. This proposal involves a small supportive use that is not always depicted on the future land use map.

This request meets both the Reinvestment/Infill Goal and the Community Facilities Goal as described above.

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.