



Z-08-04-003

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

**Zoning Commission Hearing Date: April 14, 2008**

**GENERAL INFORMATION**

<b>APPLICANT</b>	Charles E. Cranfield for Guilford Courthouse National Military Park
<b>HEARING TYPE</b>	Zoning Commission
<b>ZONING REQUEST</b>	<b>CD-GB</b> (Conditional District-General Business) to <b>PI</b> (Public and Institutional)
<b>CONDITIONS</b>	N/A
<b>GFLUM</b>	<b>Low Residential to Major Parks/Open Space</b>
<b>LOCATION</b>	3520 Battleground Avenue, generally described as south of Green Acres Lane and east side of Battleground Avenue
<b>TAX MAP ID NUMBER (S)</b>	<b>00-00-0345-0-0003-00-009</b>
<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). 97 notices were mailed to those property owners in the mailing area.
<b>TRACT SIZE</b>	~3.79 Ac.
<b>TOPOGRAPHY</b>	Undulating
<b>VEGETATION</b>	Typical residential & institutional landscaping, in part

## SITE DATA

### Existing Use

Undeveloped

### Adjacent Zoning

N RM-8 (Residential Multi-Family)  
E RS-12 (Residential Single-Family) and  
PI (Public and Institutional)  
W RS-12 (Residential Single-Family)  
S RS-12 (residential Single-Family)

### Adjacent Land Uses

Multi-Family dwellings  
Single-Family dwellings and The Guilford  
Courthouse National Military Park.  
City Open Space  
Single-Family dwellings

## Zoning History

Case #	Date	Request Summary
2846	2000	The subject site was rezoned from RS-12 to CD-GB in 2000. Prior to the implementation of the UDO, it was zoned Residential 120S.

## ZONING DISTRICT STANDARDS

### District Summary \*

Zoning District Designation:	Existing (CD-GB)	Requested (PI)
Max. Density:	N/A	N/A
Typical Uses	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.	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	NA
South	NA
East	NA
West	NA

**Tree Preservation Requirements – Not applicable until the parcel is developed.**

Acreage	Requirements
NA	

**Transportation**

Street Classification	Battleground Avenue – Major Thoroughfare.
Site Access	N/A.
Traffic Counts:	Battleground Avenue ADT = 34,199 (2005).
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. There are no funded 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 **Low Residential**. The requested **PI** zoning district is inconsistent with this GFLUM designation 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:

*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.

*Activity Center:* Activity Centers are existing or anticipated future concentrations of uses that function as destinations or hubs of activity for the surrounding area. Typically located in areas of mixed use shown on the Generalized Future Land Use Map, such centers are intended to include features such as a mix of higher intensity uses (housing, retail, office, etc.), compact development patterns, and pedestrian and transit linkages. A one-half mile radius (considered the limit of a comfortable walk) is shown around each activity center except for the Downtown, which functions as an activity center for the entire City. It should be noted that the locations shown on the Generalized Future Land Use Map are conceptual and do not preclude the development of Activity Centers in other locations where they would support the goals and policies of the Comprehensive Plan.

### 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**

<b>Case #</b>	<b>Date</b>	<b>Request Summary</b>
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 site is immediately surrounded by areas of Low Residential, with areas of Mixed Use Commercial related to the Battleground commercial corridor further to the southeast and northwest and areas designated Major Parks/Open Space (the national military park) further to the north and northeast.

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. 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.