



Z-11-07-001

**Planning & Community Development
Zoning Staff Report and Plan Amendment Evaluation**

Zoning Commission Hearing Date: July 11, 2011

GENERAL INFORMATION

APPLICANT Kevin Galvin for Adams Farm Community Church

HEARING TYPE Rezoning

REQUEST **R-3** (Residential-Single Family) to **CD-O** (Conditional District-Office).

CONDITIONS 1. Uses: Limited to a place of religious assembly.

LOCATION **5113 Mackay Road**, generally described as south of Mackay Road and west of High Point Road.

PARCEL ID NUMBER(S) **7832268083**

PUBLIC NOTIFICATION The notification area for this public hearing was 600 feet (Chapter 30-4-1.4 of the Land Development 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). **196** notices were mailed to those property owners in the mailing area.

TRACT SIZE ~8.76 Acres

TOPOGRAPHY Undulating

VEGETATION Institutional landscaping

SITE DATA

Existing Use Place of religious assembly and a single-family dwelling

	Adjacent Zoning	Adjacent Land Uses
N	PUD (Planned Unit Development)	Multi-family dwellings
E	CD-C-M (Conditional District-Commercial-Medium) and HI (Heavy Industrial)	Tractor and equipment sales and self storage building
W	O (Office) and PUD(Planned Unit Development)	Child Day Care Center and single-family dwellings
S	SFR (Single-Family Residential-Jamestown)	Single-family dwelling units

Zoning History

Case #	Date	Request Summary
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This property has been zoned R-3 (Residential-Single Family) since July 1, 2010. Prior to the implementation of the Land Development Ordinance (LDO), it was zoned RS-12 (Residential-Single Family).

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (R-3)	Requested (CD-O)
Max. Density:	3 dwelling units/acre	N/A
Typical Uses	Primarily intended to accommodate low density single-family detached residential development.	Primarily intended to accommodate moderate-to-high intensity office and institutional uses and supporting service and retail uses.

**These regulations may not reflect all requirements for all situations; see the City of Greensboro Development Ordinance for all applicable regulations for site requirements for this zoning district.*

SPECIAL INFORMATION

Overlay District Ordinance/Historic Preservation – N/A

Environmental/Soils

Water Supply Watershed	Site drains to Lower Randleman Watersupply/Watershed, Bull Run subbasin Watershed
Floodplains	>2000ft
Streams	N/A
Other:	Max.HD BUA is 50%, LD is 12%. BUA must be treated by a water quality BMP or if Low Density, provide a scoresheet

Utilities

Potable Water	N/A
Waste Water	N/A

Airport Noise Cone

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

Landscaping Requirements

Not applicable until such time as a development application is submitted for an addition to the existing structure or redevelopment of the site.

Tree Preservation Requirements

Acreage

Requirements

8.76 ac. Not applicable until such time as a development application is submitted for an addition to the existing structure or redevelopment of the site.

Transportation

Street Classification: Mackay Road – Minor Thoroughfare.

Site Access: Existing.

Traffic Counts: Mackay Road ADT = 13,313 (2007).

Trip Generation: N/A.

Sidewalks: Sidewalks are a requirement of the Development Ordinance. 5’ sidewalk with a 5’ 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. Sidewalk does not currently exist along the frontage of this property. However, Mackay Road is a 2008 bond project that will be widened to a 5 lane section roadway with sidewalk on both sides. This project is currently under design in Engineering and scheduled to begin construction in Spring of 2014

Transit in Vicinity: Greensboro Transit Authority Route 11A, High Point Road Connector has a stop at the Adams Farm Shopping Center, less than ¼ mile east of the subject site.

Traffic Impact Study: No, not required per TIS Ordinance.
(TIS)

Street Connectivity: N/A.

Other: N/A.

IMPACT ANALYSIS

Land Use Compatibility

The proposed **CD-O** (Conditional District-Office) zoning would allow land uses that are compatible with the general character of the area.

Connections 2025 Comprehensive Plan Policies

The Generalized Future Land Use Map designates this location as predominately Moderate Residential, transitioning to Mixed Use Commercial along the eastern property boundary. The requested **CD-O** (Conditional District-Office) zoning district is generally consistent with these GFLUM designations.

Connections 2025 Written Policies

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.

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.

POLICY 6A.4: Implement measures to protect neighborhoods from potential negative impacts of development, redevelopment, and/or public projects that are inconsistent with the neighborhood’s livability, architectural or historical character, and reinvestment potential.

Connections 2025 Map Policies

Moderate Residential (over 5 to 12 dwelling units per gross acre): This category accommodates housing types ranging from small-lot, single-family detached and attached single-family dwellings such as townhomes to moderate density, low-rise apartment dwellings. May accommodate a range of compatible housing types, including single-family detached, attached dwellings such as duplexes and townhomes, and various other forms of multi-family housing. In addition, this category may support small supportive uses such as grade schools, churches, and neighborhood-serving commercial areas that are not always depicted on the Generalized Future Land Use Map.

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

City Plans – N/A

Other Plans – N/A

Staff/Agency Comments

Community Development

Applicant is strongly encouraged to discuss this proposed rezoning with representatives of the Adams Farm Neighborhood, within which the subject site is located.

Planning

The subject 8.76-acre property, which is generally located south of Mackay Road and west of High Point Road, consists of a place of religious assembly and accessory uses. The immediate neighborhood is developed with varying densities and intensities of residential, institutional, commercial and industrial uses.

The applicant is proposing to rezone this site to the O (office) zoning district with a condition to limit use of the site to a place of religious assembly, which happens to be the current use. This request, if approved will enable the applicant to replace the existing signage on the site with an electronic message board of up to 15 feet in height. Per the ordinance, electronic message boards in the Office zoning district require automatic timers with hours of operation limited to 7 am to 10 pm. with messages changing no quicker than once every minute.

This request, if approved, will meet the requirements of the office zoning district, which is primarily intended to accommodate moderate-to-high intensity office and institutional uses and supporting residential, service and retail uses. Office uses can also provide a good transition between residential and commercial uses. This request will also meet the needs of present and future Greensboro citizens by way of providing 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. It will also provide a development framework for the fringe that will guide sound, sustainable patterns of land use, limit sprawl and provide for efficient provision of public services and facilities as the City expands.

Staff believes that this request is consistent with the Generalized Future Land Use Map (GFLUM) designation. Staff is also of the opinion that the request will be compatible with the existing development and trend in the surrounding neighborhood especially along Mackay Road.

STAFF RECOMMENDATION

Staff recommends **approval** of the requested **CD-O** (Conditional District-Office) zoning district.