



Z-11-09-001

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

Zoning Commission Hearing Date: September 12, 2011

GENERAL INFORMATION

APPLICANT James T. Griffin for the State of North Carolina

HEARING TYPE Rezoning

REQUEST **R-5** (Residential-Single Family) and **RM-18** (Residential-Multi Family) to **PI** (Public and Institutional)

CONDITIONS None

LOCATION **1700-1705 Bluford Street** and **1707-1711 Bluford Street**, generally described as west of Luther Street, east of North Benbow Road and north and south sides of Bluford Street.

PARCEL ID NUMBER(S) **7874274291, 7874275262, 7874276212, 7874276262, 7874276023, 7874275004 and 7874274044**

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). **89** notices were mailed to those property owners in the mailing area.

TRACT SIZE ~2.04 Acres

TOPOGRAPHY Slopes to the west

VEGETATION Institutional landscaping

SITE DATA

Existing Use	Vacant	
	Adjacent Zoning	Adjacent Land Uses
N	PI (Public and Institutional)	A & T State University campus facilities
E	PI (Public and Institutional)	A & T State University campus facilities
W	PI (Public and Institutional)	A & T State University campus facilities
S	PI (Public and Institutional)	A & T State University campus facilities

Zoning History

Case #	Date	Request Summary
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These properties have been zoned **R-5** (Residential-Single Family) and **RM-18** (Residential-Multi Family) since July 1, 2010. Prior to the implementation of the Land Development Ordinance (LDO), it was zoned **RS-7** (Residential-Single Family) and **RM-18** (Residential-Multi Family) respectively.

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (RM-18)	Existing (R-5)	Requested (PI)
Max. Density:	18 dwelling units per acre	5.0 dwelling units per acre	N/A
Typical Uses	Primarily intended to accommodate multi-family and similar residential uses.	Primarily intended to accommodate low-density single-family detached residential developments.	Primarily intended to accommodate mid- and large-sized (over 5 acres) public, quasi-public, and institutional uses which have a substantial land use impact or traffic generation potential. It is not intended for smaller public and institutional uses customarily found within residential areas.

**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 North Buffalo creek
Floodplains	N/A
Streams	N/A
Other:	>1ac disturbance, site must meet Phase 2 requirements.

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

Along all Public Streets: Street Yard – minimum width 10’; 2 canopy trees per 100’, 17 shrubs per 100’

South Property Line (Parcels south of Bluford St.): NA

Parking Lot Landscaping

Requiring landscaping within parking areas is intended to shade and improve the attractiveness of large areas of pavement.

Required Landscaping

Parking lot planting yards must include at least one canopy tree for every 12 parking spaces.

Required canopy tree areas must be located within the parking lot. They may be located in landscape islands, landscape divider medians between rows of parking, or in driveway medians.

Islands or other planting areas for canopy trees must have a minimum area of 200 square feet with a minimum dimension of 7 feet, measured in any direction. Islands or planting areas of less than 200 square feet may not be counted toward satisfying parking lot landscaping requirements.

The landowner may provide required landscape islands or planting areas using one or more of the planting area sizes below. Each parking space must be entirely within the designated distance of a parking lot planting area as specified below:

Table 10–4: Location of Parking Lot Planting Areas		
Size of Parking Lot Planting Area (sq. ft.)	Number of Trees In Planting Area	Max. Distance from Parking Space (feet)
200-499	1	100 (1)
500-899	3	130
(1) Canopy trees installed as part of a required planting yard that abuts the parking lot may be used for up to 50% of the required distance		

Grouping canopy trees within the same landscape island or planting area is strongly encouraged, even if this would decrease the number of islands within the parking lot.

When a parking lot or other vehicular use area abuts a vacant site or a site with the same land use classification as the subject site, a planting yard with a minimum width of 5 feet must be provided between the parking lot/vehicular use area and the abutting (interior) property line. This required planting area must be landscaped with at least 2 understory trees and 18 evergreen shrubs per 100 linear feet.

Trees used to satisfy the planting requirements for parking lot areas may not be counted toward the planting requirements for other required plantings on the site.

Tree Preservation Requirements

Acreage

Requirements

2.04 ac. 5% of lot size

Transportation

- Street Classification: Benbow Road – Collector Street.
- Site Access: Existing. Any new access(s) must be designed and constructed to the City of Greensboro standards.
- Traffic Counts: None available.
- 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 is existing along the frontage of this property.
- Transit in Vicinity: Yes, route 10, E. Market Street.
- Traffic Impact Study: No, not required per TIS Ordinance.
(TIS)
- Street Connectivity: N/A.
- Other: N/A.

IMPACT ANALYSIS

Land Use Compatibility

The proposed **PI** (Public and Institutional) zoning district 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 **Institutional**. The requested **PI** (Public and Institutional) zoning district is generally consistent with this GFLUM designation.

Connections 2025 Written Policies

Land Use Goal 4.1, Growth Strategy: Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods

Policy 4C: Promote new patterns and intensities of use to increase economic competitiveness and enhance quality of life in urban areas.

Connections 2025 Map Policies

Institutional – This designation applies to university and college campuses, major medical/health care concentrations, and similar large-scale institutional activity centers.

CONFORMITY WITH OTHER PLANS

City Plans – N/A

Other Plans – N/A

Staff/Agency Comments

Community Development

No additional comments.

Planning

The subject property, which is generally located west of Luther Street, east of North Benbow Road and north and south sides of Bluford Street contain 2.04 acres of vacant lots. Adjoining the site on all four sides is the PI (Public and Institutional) zoning designation. The immediate area is developed with facilities belonging to the NC A & T State University and if approved, the subject site will be combined with the larger NC A & T campus already zoned PI (Public and Institutional).

The Generalized Future Land Use Map (GFLUM) designates this location as Institutional. This designation applies to university and college campuses, major medical/health care concentrations, and similar large-scale institutional activity centers.

This request is compatible with the surrounding uses since the area immediately surrounding the subject site is part of the larger university campus, developed with university facilities. If approved, this request will help 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.

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

STAFF RECOMMENDATION

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