



Z-12-02-003

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

**Zoning Commission Hearing Date: February 13, 2012**

**GENERAL INFORMATION**

<b>APPLICANT</b>	Southern Evergreen, LLC for Estate of Inez S. McAdoo
<b>HEARING TYPE</b>	Rezoning
<b>REQUEST</b>	<b>R-3</b> (Residential-Single Family) to <b>CD-O</b> (Conditional District- Office).
<b>CONDITIONS</b>	<ol style="list-style-type: none"><li>1. Uses: Limited to Advertising office; auditor; business management consulting; data processing; economic, sociologic, and educational research; financial business such as lender, investment and brokerage house, collection agency, real estate and insurance agent; noncommercial research; professional service such as lawyer, accountant, bookkeeper, engineer, and architect; sales office; travel agency; utility company office, business association, labor union, professional membership organization, business incubator, communications and broadcasting office, conference center, philanthropic institution, rehabilitation and counseling service in an office setting and residential office conversion.</li><li>2. Primary building shall be limited to a maximum of 7,500 square feet of gross floor area.</li><li>3. Applicant shall preserve the residential appearance of the existing primary structure or any future primary structure as reflected in a sloped roof and fenestration that resemble a typical single-family dwelling.</li></ol>
<b>LOCATION</b>	<b>4601 North Church Street</b> , generally described as west of North Church Street and north of Old Lake Jeanette Road.
<b>PARCEL ID NUMBER(S)</b>	<b>7867614933</b>
<b>PUBLIC NOTIFICATION</b>	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). <b>74</b> notices were mailed to those property owners in the mailing area.
<b>TRACT SIZE</b>	~1.19 Acres

**TOPOGRAPHY** Generally flat  
**VEGETATION** Residential Landscaping

**SITE DATA**

<b>Existing Use</b>		Single-family dwellings
	<b>Adjacent Zoning</b>	<b>Adjacent Land Uses</b>
N	CD-RM-8 (Conditional District-Residential Multi Family)	Multi-Family dwellings
E	R-3 (Residential-Single Family)	Single-Family dwellings
W	CD-RM-8 (Conditional District-Residential Multi Family) and R-3 (Residential-Single Family)	Multi-Family dwellings and an elementary school
S	R-3 (Residential-Single Family)	Single-Family dwellings and an elementary school

**Zoning History**

Case #	Date	Request Summary
		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:	3.0 dwelling units per 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**

Partially within the proposed **Scenic Corridor Overlay District (SCOD-1)**

**Environmental/Soils**

Water Supply Watershed Site drains to Greensboro Watersupply Watershed WS-III, Lake Jeanette subasin.

Floodplains N/A

Streams N/A

Other: Existing Built Upon Area(BUA) amount is grandfathered. Any new BUA must be treated by an approved Water Quality device and along with any existing BUA to the maximum extent practicable.

**Utilities**

Potable Water Available

Waste Water Available

**Airport Noise Cone**

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

**Landscaping Requirements**

On lots of record that existed prior to July 1, 1992 that are less than 55,000 square feet in area, no development is required to landscape more than 15% of the site.

Old Lake Jeanette Rd.: Street Yard – minimum width 10’; 2 canopy trees per 100’, 17 shrubs per 100’

N. Church St.: Street Yard – minimum width 10’; 2 canopy trees per 100’, 17 shrubs per 100’

West Property Line: Type B Yard – average width 25’; 3 canopy trees per 100’, 5 understory trees per 100’, 25 shrubs per 100’ (see 1<sup>st</sup> paragraph)

**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:

<b>Table 10–4: Location of Parking Lot Planting Areas</b>		
<b>Size of Parking Lot Planting Area (sq. ft.)</b>	<b>Number of Trees In Planting Area</b>	<b>Max. Distance from Parking Space (feet)</b>
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**

1.19 ac.      1% of lot size

**Transportation**

Street Classification:      N Church Street – Minor Thoroughfare,  
Old Lake Jeanette Road – Collector Street.

Site Access:                      All access(s) must be designed and constructed to the City of Greensboro standards.

Traffic Counts:                N Church Street ADT = 13,936 (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. There is no sidewalk along the frontage of this property nor are there any plans for the City to build sidewalk in this area.

Transit in Vicinity:            No.

Traffic Impact Study:        No TIS 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 **MUC – Mixed Use Commercial**. The requested **CD-O** (Conditional District- Office) 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.

**Economic Development, Goal 7:** 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.

**Policy 7C:** Ensure that city land use policies and regulations allow for an adequate supply of land to accommodate economic development.

**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.

- Including protection against incompatible commercial encroachments into residential neighborhoods.

### **Connections 2025 Map Policies**

**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 and development with representatives of the adjacent (The Orchard) neighborhood.

### **Planning**

The 1.19-acre property under consideration is generally located west of North Church Street and north of Old Lake Jeanette Road. This area of the city is generally developed with varying densities of residential developments, notably townhomes to the north and west, single-family dwellings to the east and an elementary school to the south. The subject site has frontage on both North Church Street and Old Lake Jeanette Road.

The applicant intends to redevelop this site as a professional office for uses outlined in condition # 1. As per the conditions attached to this rezoning request, the applicant has offered to limit the total square footage of the primary building to a maximum of 7,500 square feet of gross floor area in addition to preserving the residential appearance of the existing primary structure or any future primary structure as reflected in a sloped roof and fenestration that resemble a typical single-family dwelling. This will ensure that the proposed use and structure will blend in harmoniously with the adjacent residential neighborhood and institutional use.

This request is not contradictory to the general character and trend of the immediate area and, if approved, will complement the mix of uses found in the vicinity. This proposed project will enhance the livability of this area by locating compatible professional offices in close proximity to residential uses.

This site abuts major road networks such as North Church Street and Old Lake Jeanette Road and is also in close proximity to the proposed urban loop, making it very accessible without negatively impacting other nearby uses as far as traffic generation is concerned. A portion of the site lies within the proposed Scenic Corridor Overlay District (SCOD-1) for the future urban loop that includes enhanced architectural and site requirements.

With the added conditions, this rezoning request will help promote a diverse mix of uses in the general area. It will also promote a healthy, diversified economy with a strong tax base and opportunities for employment and entrepreneurship while, at the same time, promoting sound investment in Greensboro's urban areas.

Staff believes that this request is consistent with the intent and purpose of the zoning code and the Comprehensive Plan (Connections 2025). Staff is also of the opinion that the request is generally compatible with the existing development and trend in the surrounding area.

## **STAFF RECOMMENDATION**

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