



Z-12-04-002

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

Zoning Commission Hearing Date: April 9, 2012

GENERAL INFORMATION

APPLICANT	Chester Brown for Brown Investment Properties, Inc.
HEARING TYPE	Original zoning
REQUEST	County CU-PD-M (Conditional Use-Planned Unit Development-Mixed) to City PUD (Planned Unit Development).
CONDITIONS	<ol style="list-style-type: none">1. Uses will be limited to all uses permitted in the PUD (Planned Unit Development) zoning district except bars, nightclubs, brew pubs and sexually oriented businesses.2. No more than 120 multi-family dwelling units may be built on the property.3. Owner shall provide occupants of units with written notice of the proximity to Piedmont Triad International Airport and the 60 DNL noise cone prior to occupancy of units. Upon request, copies of this document shall be made available and delivered to the City of Greensboro Planning and Community Development Department.
LOCATION	5607 New Garden Village Way, 5613 New Garden Village Way and 5597 Garden Village Way generally described as the southeast corner of the intersection of Garden Village Way and Old Oak Ridge Road (formerly addressed as 5597, 5613 and 5607 New Garden Way).
PARCEL ID NUMBER(S)	7836107493, 7836200601 and 7836202795
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). 30 notices were mailed to those property owners in the mailing area.
TRACT SIZE	~10.43 Acres
TOPOGRAPHY	Slopes to the northeast
VEGETATION	Grass

SITE DATA

Existing Use		Undeveloped
	Adjacent Zoning	Adjacent Land Uses
N	County CU-PD-M (Conditional Use-Planned Unit Development-Mixed)	Undeveloped
E	County CU-PD-M (Conditional Use-Planned Unit Development-Mixed)	Office and commercial establishments
W	County CU-LI (Conditional Use –Light Industrial)	Undeveloped
S	City RM-5 (Residential-Multi Family)	Multi-family dwellings

Zoning History

Case #	Date	Request Summary
	None	

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (County CU-PD-M)	Requested (City PUD)
Max. Density:	N/A	N/A
Typical Uses	Primarily intended to accommodate residential, commercial, and light industrial uses developed on large tracts in accordance with a Unified Development Plan	Primarily intended to allow a diverse mixture of residential and/or non-residential uses and structures that function as a cohesive and unified project. The district encourages innovation by allowing flexibility in permitted use, design, and layout requirements in accordance with a Unified Development Plan.

**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

The subject property is partially located within the Greensboro Urban Loop Scenic Corridor Overlay District 2 (**SCOD-2**), which requires a 30-foot natural undisturbed buffer along any portion of the property that is adjacent to the Urban Loop right-of-way. There are also provisions contained in the ordinance that control architectural details, limit building materials, and restrict signage.

If the requested annexation and rezoning is approved, the subject site would also be partially located within the Bryan Boulevard Visual Corridor Overlay Zone. This overlay prohibits establishment of new outdoor advertising signs, except as provided for in Sec. 30-2.5.5 of the Land Development Ordinance.

The subject property is partially located in the **Airport Noise Cone** (60 DNL Noise Contour).

Environmental/Soils

Water Supply Watershed	Site is located in Greensboro Watersupply Watershed and drains to Horsepen Creek
Floodplains	N/A
Streams	N/A
Other:	Site must meet current watershed requirements. Maximum High Density development is 70% BUA, Low Density development is 24% and provide Scoresheet.

Utilities

Potable Water	Water Resources is not able to support this request until field investigations to confirm adequate capacity are completed.
Waste Water	

Airport Noise Cone

The subject property is partially located in the Airport Noise Cone (60 DNL Noise Contour).

Landscaping Requirements

Landscaping requirements for this project shall be established in the Unified Development Plan.

Tree Preservation Requirements

Acreeage	Requirements
10.43 ac.	NA – No existing trees on the site.

Transportation

Street Classification:	Old Oak Ridge Road – Major Thoroughfare; Garden Village Way – Private street; New Garden Village Drive – Private street
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Site Access:	All access(s) must be designed and constructed to the City of Greensboro standards.
Traffic Counts:	Old Oak Ridge Road - AM Peak Hour = 455, PM Peak Hour = 470
Trip Generation:	24 Hour = 2,112, AM Peak Hour = 96, PM Peak Hour = 195.
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 exist nor are there any plans for the City to build sidewalk along the frontage of this property.
Transit in Vicinity:	No
Traffic Impact Study: (TIS)	Yes, required per TIS Ordinance. Please see the end of this staff report for the Executive Summary of the TIS.
Street Connectivity:	N/A
Other:	N/A

IMPACT ANALYSIS

Land Use Compatibility

The proposed **City PUD** (Planned Unit Development) original 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 **Mixed Use Corporate Park**. The requested **City PUD** (Planned Unit Development) original zoning district is generally consistent with this GFLUM designation.

Connections 2025 Written Policies

Land Use, Goal 4.3 – Growth at the Fringe: 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 4G: Improve the quality and patterns of development through incentives and regulatory guidelines.

Community Character, Goal 5.2 – Man-Made Environment: Preserve and enhance the character and visual quality of Greensboro's built environment, including historic resources, private developments, and public landscapes.

Policy 5F: Implement and improve design standards governing the appearance of development from public roadways.

Housing and Neighborhoods, Goal 6: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

Policy 6C: Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

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.

Policy 7A: Target city investment and regulatory policies for economic development.

Community Facilities, Services, and Infrastructure, Goal 9: 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.

Policy 9A: Proactively target infrastructure (water/sewer) extensions to support desired land use patterns.

Connections 2025 Map Policies

Mixed Use Corporate Park – This designation is intended for large tracts of undeveloped land near the City's fringe that are appropriate for well planned, larger scale business/employment parks with supporting uses such as retail, hotels, and residential. Primary uses such as office, flex office, technology research and development, light manufacturing, distribution, and assembly are strongly encouraged to be developed prior to or in conjunction with any supportive uses. The primary uses should be developed in a campus-like or "corporate park" setting with generous, linked open space to maximize value and to promote visual quality and compatibility with the surrounding area. Pedestrian-friendly features such as buildings placed near the street, sidewalks, and trails leading to nearby uses such as retail and housing should be encouraged.

CONFORMITY WITH OTHER PLANS

City Plans

Consolidated Plan 2010-2014: Plan for a Resilient Community

Principle 2 – Promote Equitable, Affordable Housing:

Goal A: Increase opportunities for choices in housing location, unit type and level of accessibility.

Goal B: Increase housing affordability through a combination of housing assistance and reduction in overall housing related costs through efficiency factors such as: proximity to jobs, transportation, or services; energy efficiency and resource conservation standards; or reduction in housing access barriers.

Principle 6 – Value Communities and Neighborhoods:

Goal A: Promote coordinated transportation and land use decisions for broader livability throughout Greensboro.

Other Plans– N/A

Staff/Agency Comments

Community Development

Applicant is strongly encouraged to discuss this proposed rezoning and development with adjacent property owners.

Planning

This 10.43-acre property is generally located at the southeast corner of the intersection of Garden Village Way and Old Oak Ridge Road. This site is currently undeveloped and outside the City limits and will be annexed into the city upon final approval by the City Council. This site is a portion of an overall development previously approved for a County CU-PD-M (Conditional Use-Planned Unit Development-Mixed) zoning district with uses limited to all allowable uses in the County PD-M zoning district **except** any type of residential use or any use permitted in the Heavy Industrial zoning district and billboards.

If approved, this site will allow all uses **except** bars, nightclubs, brew pubs, sexually oriented businesses, agricultural uses and those uses allowed only in the Light Industrial or Heavy Industrial zoning districts and no more than 120 multi-family dwelling units.

The application of the Planned Unit Development requirements to this property will encourage innovative arrangement of buildings and open space to provide efficient, attractive, flexible, and environmentally sensitive design as well as a development functioning as a cohesive, unified project. The proposal should not substantially impact adjacent developments and or neighborhoods nor hinder or prevent the development of surrounding properties in accordance with the adopted plans and policies of the City. This requested PUD zoning district will also help provide supporting uses such as retail and residential to the anticipated corporate park uses in this areas.

This rezoning request will help preserve and enhance the character and visual quality of Greensboro's built environment if approved. It will also help provide a diverse mix of uses, housing types, and densities in the general area without impacting the overall mix of uses found in this vicinity while promoting 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.

Consistent with the Growth at the Fringe Goal of the Comprehensive Plan, this request will 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, especially with the growth and expansion of the Piedmont Triad International Airport (PTI) and its associated uses.

STAFF RECOMMENDATION

Staff recommends **approval** of the requested **City PUD** (Planned Unit Development). original zoning district.

ADDITIONAL INFORMATION

New Garden Village Development – Transportation Impact Analysis

Prepared for Brown Investment Properties

Revised March 9, 2012

Executive Summary

The proposed New Garden Village Development is located on the south side of New Garden Village Drive off Old Oak Ridge Road in northwestern Greensboro, North Carolina. The developer currently plans to build apartments with 120 apartment units. Due to the proposed PUD (planned unit development) rezoning for this site, Greensboro Department of Transportation (GDOT) requested this site be analyzed with the land use with the maximum land use intensity. Hence this site was analyzed based on 120 apartment units with the addition of 7,500 square feet of retail space depicting maximum land use intensity (worst case scenario) for this development. The site plan proposes two (2) access points on New Garden Village Drive. Figure 1 of the report shows the site plan.

Davenport Transportation Consulting (DTC) was retained to determine the potential traffic impacts of this development and to identify transportation improvements that may be required to accommodate the impacts of both background traffic and new development traffic. The following intersections were included in the study:

- Old Oak Ridge Road at Garden Village Way
- Garden Village Way at New Garden Village Way
- New Garden Village Way at Site Access 1
- New Garden Village Way at Site Access 2

These intersections were analyzed for level of service (LOS) under the following conditions:

- 2012 Existing Conditions
- 2013 Future No-Build Conditions
- 2013 Future Build-Out Conditions

The expected build-out year for this project is 2013. Traffic conditions were analyzed for AM (7-9 am) and PM (4-6 pm) peaks. The Greensboro Department of Transportation (GDOT) was contacted to obtain background information and to determine the elements to be covered in this Transportation Impact Analysis (TIA). Information regarding the property was provided by Brown Investment Properties.

Discussion of Results

The results of the study are discussed by intersection below:

Old Oak Ridge Road at Garden Village Way

This unsignalized intersection currently operates at level of service (LOS) B or better in AM and PM peaks. In 2013 future no build conditions, LOS B is expected in AM and PM peaks. With the addition of proposed site traffic, LOS B is expected in AM and PM peaks. Also, our traffic simulation using Sim Traffic software does not indicate any queuing issues at this intersection. The need for auxiliary turn lanes was reviewed based on page 24 of the GDOT Driveway Manual, and indicates that based on projected traffic volumes, no right turn lane is warranted on Old Oak Ridge Road. A two way left turn lane is currently in place to serve left-turning traffic into the site. No improvements are recommended.

Garden Village Way at New Garden Village Drive

This unsignalized intersection operates at LOS A during existing and future no build AM and PM peaks. With the addition of proposed site traffic, the level of service is expected to remain at LOS A during the peak periods. Our traffic

simulation using Sim Traffic software does not indicate any queuing issues at this intersection. No improvements are recommended.

New Garden Village Drive at Site Access 1

In 2013 future build conditions, this unsignalized site access is expected to operate at LOS A during AM and PM peaks. Our traffic simulation using Sim Traffic software does not indicate any queuing issues at this intersection. No improvements are recommended.

New Garden Village Drive at Site Access 2

In 2013 future build conditions, this unsignalized site access is expected to operate at LOS A during AM and PM peaks. Our traffic simulation using Sim Traffic software does not indicate any queuing issues at this intersection. No improvements are recommended.

Level of Service Summary

Table A presents the summary of the level of service analysis for all study intersections:

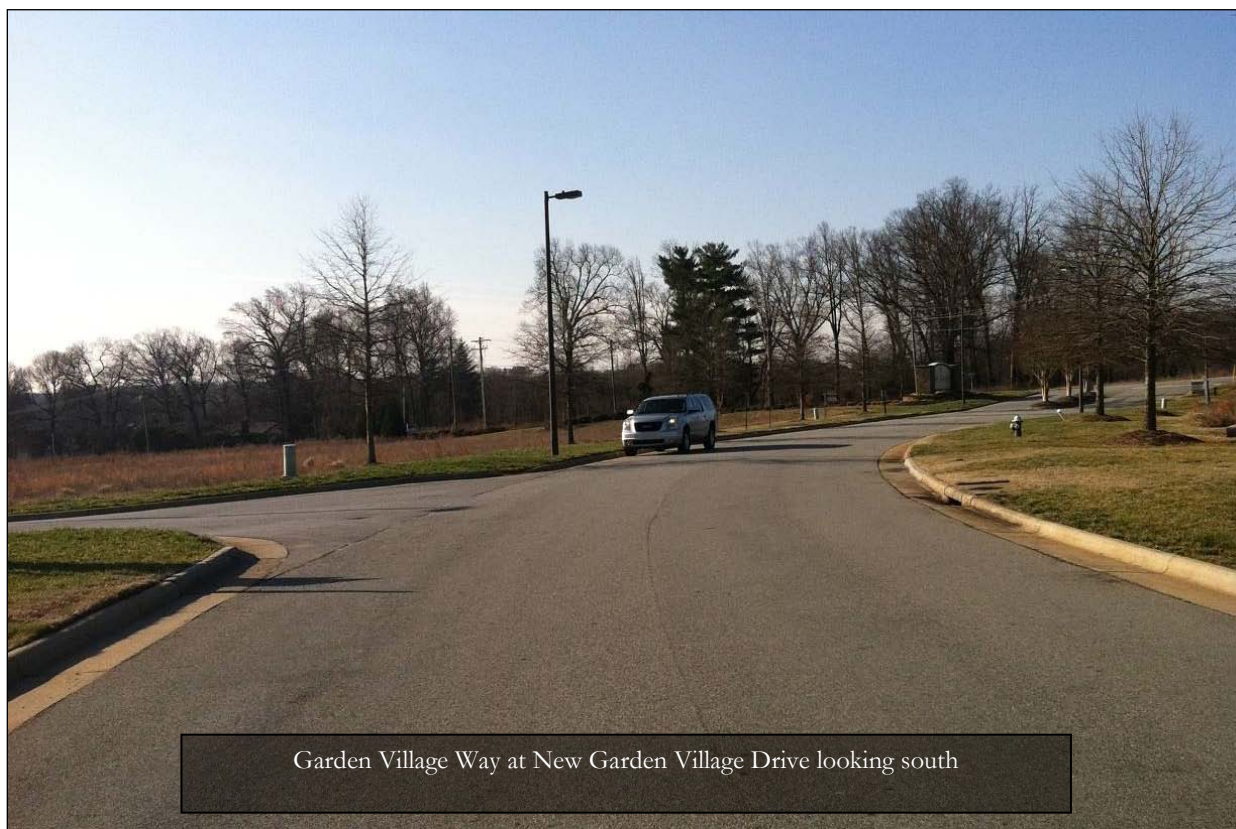
Table A - Level of Service Summary			
AM Peak	2012 Existing	2013 Future No Build	2013 Future Build
Old Oak Ridge Road at Garden Village Way	A (10.0) SB Approach	B (10.0) SB Approach	B (10.5) SB Approach
Garden Village Way at New Garden Village Drive	A (8.7) WB Approach	A (8.7) WB Approach	A (9.3) WB Approach
New Garden Village Drive at Site Access 1			A (9.1) NB Approach
New Garden Village Drive at Site Access 2			A (8.8) NB Approach
PM Peak	2012 Existing	2013 Future No Build	2013 Future Build
Old Oak Ridge Road at Garden Village Way	B (10.2) SB Approach	B (10.3) SB Approach	B (11.3) SB Approach
Garden Village Way at New Garden Village Drive	A (8.9) WB Approach	A (8.9) WB Approach	A (9.8) WB Approach
New Garden Village Drive at Site Access 1			A (9.6) NB Approach
New Garden Village Drive at Site Access 2			A (8.9) NB Approach
LOS (delay in seconds)			
Note for unsignalized conditions, LOS and delay indicates only minor street approach with longest delay			

Summary and Conclusion

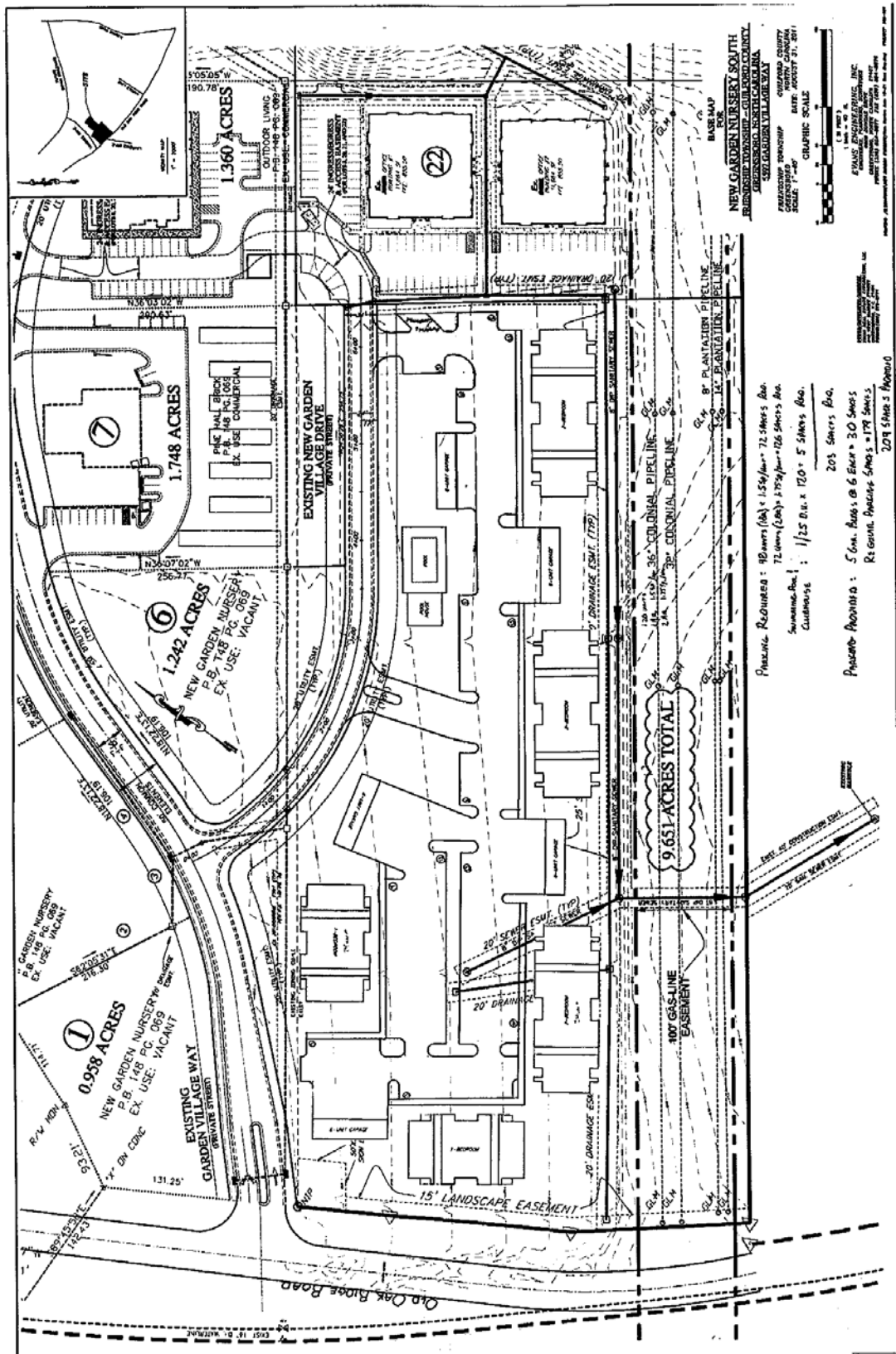
The proposed development is located on the south side of New Garden Village Drive off of Old Oak Ridge Road in northwestern Greensboro, North Carolina. The developer currently plans to build apartments with 120 dwelling units. Due to the proposed PUD rezoning for this site, Greensboro Department of Transportation (GDOT) requested this site be analyzed with the land use with the maximum land use intensity. Hence this site was analyzed based on 120 apartment units with the addition of 7,500 square feet of retail space depicting maximum land use intensity (worst case scenario) for this development. Based on trip generation equations published in Trip Generation (Institute of Transportation Engineers, 8th Edition, 2008), this development has the potential to generate a total of 1,734 net daily trips.

DTC was retained to determine the potential traffic impacts of the proposed New Garden Village Development and the transportation improvements that may be required to accommodate these impacts. Overall, our analysis shows that there is adequate capacity at the study intersections to accommodate future traffic. Our traffic simulation using Sim Traffic does not indicate any queuing issues at the study intersections. Also, turn lane warrants based on the GDOT Driveway Manual indicate that no right turn lanes are warranted at the intersection of Old Oak Ridge Road at Garden Village Way. A two way left turn lane is currently in place on Old Oak Ridge Road to serve left-turning traffic into the site.

In conclusion, this study has reviewed the impacts of both background traffic and this development traffic, and has determined that this development will not have significant impact on the study intersections.



Garden Village Way at New Garden Village Drive looking south



NEW GARDEN NURSERY SOUTH
 FRIENDSHIP TOWNSHIP - GUILFORD COUNTY
 GREENSBORO, NORTH CAROLINA
 SITE: GARDEN NURSERY SOUTH
 PREPARED BY: ERANK & ASSOCIATES, INC.
 DATE: JANUARY 31, 2011

GRAPHIC SCALE
 1" = 100'
 1" = 200'
 1" = 300'

9.651 ACRES TOTAL

Planting Requirements: 18 Swms (Ab) x 1.554/acre = 72 Swms Ab
 72 Swms (Ab) x 1.172/acre = 126 Swms Ab
 203 Swms Ab

Planting Materials: 5 6-in. Acers @ 6 Swms = 30 Swms
 199 Swms
 209 Swms