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Planning & Community Development
Zoning Staff Report and Plan Amendment Evaluation

Zoning Commission Hearing Date: May 14, 2012

GENERAL INFORMATION

APPLICANT City of Greensboro

HEARING TYPE Original zoning

REQUEST **County RS-30** (Residential-Single Family) to
City PI (Public and Institutional)

CONDITIONS None

LOCATION **4229 Short Farm Road**, generally described as north of Short Farm Road, east of Rehobeth Church Road and south of Interstate Highway 85.

PARCEL ID NUMBER(S) **7851894219**

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

TRACT SIZE ~38.19 Acres

TOPOGRAPHY Undulating

VEGETATION Residential landscaping

SITE DATA

| | |
|---|-------------------------------|
| Existing Use | Single-family dwelling |
| Adjacent Zoning | Adjacent Land Uses |
| N County RS-30 (Residential-Single Family) | Undeveloped |
| E County RS-30 (Residential-Single Family) | Single-family dwellings |
| W County PI (Public and Institutional) | A place of religious assembly |
| S County RS-30 (Residential-Single Family) and County RS-40 (Residential-Single Family) | Single-family dwellings |

Zoning History

| Case # | Date | Request Summary |
|--------|------|-----------------|
| | | None |

ZONING DISTRICT STANDARDS

District Summary *

| Zoning District Designation: | Existing (County RS-30) | Requested (City PI) |
|------------------------------|---|---|
| Max. Density: | 1.3 dwelling units per acre or less | N/A |
| Typical Uses | Primarily intended to accommodate low-density single-family detached dwellings on large lots. | 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 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 in a **Scenic Corridor Overlay District (SCOD-1)**, which requires a 50 average undisturbed buffer for the portion of the property adjacent to the Greensboro Urban Loop.

Environmental/Soils - Site drains to South Buffalo Creek

| | |
|------------------------|---|
| Water Supply Watershed | Site drains to South Buffalo Creek, non-watersupply watershed |
| Floodplains | N/A |
| Streams | <p>Perennial streams in non-watershed areas require 50ft buffer each side measured from top of bank. Please show and label location of wetlands, if any, on plan and contact state/corps for appropriate permits if wetland disturbance or stream crossing/disturbance is proposed. Add the following note to the plans: "All the necessary approvals have been/will be obtained from the state/corps for any wetland disturbance and stream crossing/disturbance".</p> <p>Jordan Buffer Rules apply for utility connections across a stream. See the Land Development Ordinance (LDO) Chp.30-12-3.9, Table 12-5 for activities & structures allowed in stream buffers Zone 1 & Zone 2. See attached chart for activities. A 'No Practical Alternative' letter will need to be submitted Stormwater for approval for any disturbance that is considered 'Allowable with Restrictions'. <i>We recommend that it is assumed that the entire 50ft buffer is to be undisturbed since very few uses are allowed according to State requirements.</i></p> |
| Other: | If >1acre is to be disturbed, site must meet Phase 2 requirements. Quantity & Quality must be addressed |

Utilities

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

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

Airport Noise Cone

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

Landscaping Requirements

The following landscaping requirements are based on the premise that most uses allowed in the PI Zoning District have a LUC of 3. Landscaping requirements will be established at the time a development plan is submitted for this site.

Short Farm Rd. - Street Yard – minimum width 10’; 2 canopy trees per 100’, 17 shrubs per 100’

Sumner Church Rd. - Street Yard – minimum width 10’; 2 canopy trees per 100’, 17 shrubs per 100’

Adjoining all Single Family Residential Uses - Type B Yard – average width 25’; 3 canopy trees per 100’, 5 understory trees per 100’, 25 shrubs per 100’

Adjoining all vacant lands – 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

38.91 ac. 10% of lot size to be determined at the time a development plan is submitted for the site.

Transportation

Street Classification: Old Randleman Road – Major Thoroughfare; Short Farm Road – Local street

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

Traffic Counts: Short Farm Road ADT = 880 (NDOT, 2009)
Old Randleman Road ADT = 3,700 (NCDOT, 2009)

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 exist along the frontage of this property.

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 **City PI** (Public and Institutional) 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 Residential** and **Tier One (Current Targeted Growth)**. The requested **City PI** (Public and Institutional) 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 4F: Initiate a fringe area growth management framework, including: a Fringe Area Land Use Plan; a “tiered” approach that designates growth areas for staged development; specific criteria for water and sewer extensions and annexations; of the fringe as Greensboro's extraterritorial jurisdiction; and a proactive plan to provide infrastructure.

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 5E: Improve the aesthetic quality of publicly owned and maintained landscapes.

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 9D: Emphasize shared rather than single-use facilities to promote cost efficiencies and more comprehensive service for residents.

Connections 2025 Map Policies

Mixed Use Residential – This designation applies to neighborhoods or districts where the predominant use is residential and where substantial, compatible local-serving nonresidential uses may be introduced. Such use mixes are typically found in older, in-town neighborhoods that accommodate "corner stores" and other local services, as well as in newly developed traditional neighborhood developments (TNDs). This district is also applied in areas suited to a diverse mix of housing types and densities. Ensuring that buildings are of the appropriate scale and intensity is critical.

Tier One (Current Targeted Growth) – Where growth can best be accommodated over the next ten years. Within these areas growth pressures are already emerging, infrastructure extensions are already being made or planned, and City costs to make such extension are lowest.

CONFORMITY WITH OTHER PLANS

City Plans

Consolidated Plan 2010-2014: Plan for a Resilient Community

Principle 5 – Coordinate and Leverage Federal Policies and Investment:

Goal A: Eliminate barriers to collaboration and partnering between departments, agencies, and organizations.

Principle 7 – Recognize The Environment as a Critical Element of Community

Sustainability:

Goal A: Promote more efficient land development patterns.

Other Plans– N/A

STAFF ANALYSIS AND RECOMMENDATION

Staff Analysis

This 39.19-acre subject site is currently developed with a single-family residential use. It adjoins County RS-30 to the north, east and south and a county PI zoning district to the west. This area of the County is predominantly developed with single-family residential uses and other non-residential uses such as places of religious assembly.

This original zoning request is accompanied by an annexation petition and the applicant (City of Greensboro) intends to develop the site as a fire station, a park and other government facilities.

Approving 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. It will also 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.

This request is consistent with the intent and purpose of the zoning code, the Comprehensive Plan (Connections 2025) and is generally compatible with the existing development and trend in the surrounding area.

Staff Recommendation

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