



Z-12-06-002
Planning & Community Development
Zoning Staff Report and Plan Amendment Evaluation

Zoning Commission Hearing Date: June 11, 2012

GENERAL INFORMATION

APPLICANT S & C Enterprise, Inc. for G & T Properties.

HEARING TYPE Rezoning

REQUEST **CD-RM-8** (Conditional District-Residential Multi Family) to **CD-C-M** (Conditional District- Commercial-Medium).

CONDITIONS 1. Uses: Limited to all uses allowed in the C-M (Commercial-Medium) zoning district except any use with a drive-thru.

LOCATION **2116 and 2120 Merritt Drive**, generally described as the northwest corner of the intersection of Merritt Drive and Jane Street.

PARCEL ID NUMBER(S) **7843531983 and 7843531885**

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

TRACT SIZE ~0.44 Acres

TOPOGRAPHY Generally flat

VEGETATION Heavily wooded

SITE DATA

Existing Use	Undeveloped
Adjacent Zoning	Adjacent Land Uses
N R-5 (Residential-Single Family)	Single-family dwelling
E C-H (Commercial High)	Furniture store
W CD-RM-8 (Commercial District-Residential Multi Family)	Child day care center
S C-M (Commercial Medium)	Retail

Zoning History

Case #	Date	Request Summary
1366	07/09/1973	This property was rezoned from R 90 S to CU-R90 for a child day care center, kindergarten or single-family residences.

The CU-R90 zoning district was converted to CD-RM-8 in 1992 with the adoption of the Unified Development Ordinance.

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (CD-RM-8)	Requested (CD-C-M)
Max. Density:	8.0 units per acre	N/A
Typical Uses	Primarily intended to accommodate duplexes, twin homes, townhouses, cluster housing, and similar residential uses.	Primarily intended to accommodate a wide range of retail, service and office uses. The district is typically located along thoroughfares in areas which have developed with minimal front setbacks.

**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 South Buffalo Creek, subbasin 1

Floodplains >2000 FT

Streams N/A

Other: If site drains to the south & east to the Twin Lakes Basin, detention will be required. If >1ac is disturbed site must meet Phase 2 requirements. If plan does not get full TRC approval by August 1, 2012, and > 0.5ac is to be disturbed, site must meet Jordan Lake Nitrogen and Phosphorus requirements.

Utilities (Availability and Capacity)

Potable Water Available
Waste Water Available

Airport Overlay District

The subject property is not located within the Airport Overlay District.

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.

Merritt Dr. and Jane St. - Street Yard – minimum width 10’; 2 canopy trees per 100’, 17 shrubs per 100’

North Property Line - Type B Yard – average width 25’; 3 canopy trees per 100’, 5 understory trees per 100’, 25 shrubs per 100’

West Property Line – 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**

0.44 ac

Requirements

1% of lot size

Transportation

- Street Classification: Merritt Drive – Minor Thoroughfare
Jane Street – Local street.
- Site Access: All access(s) must be designed and constructed to the City of Greensboro standards.
- Traffic Counts: Merritt Drive ADT = 6,747 (GDOT, 2008).
- 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: Yes; GTA Route 11 (High Point Road); and Route 11a (High Point Road Connector) are adjacent to the subject site, along Merritt Drive.
- Traffic Impact Study: No TIS required per TIS Ordinance.
(TIS)
- Street Connectivity: N/A.
- Other: This property is located within the limits of the City of Greensboro's Merritt Drive widening project currently underway and scheduled to be completed by the end of 2012. As part of the project, sidewalk is being installed along the Merritt Drive frontage.

IMPACT/POLICY ANALYSIS

Land Use Compatibility

The proposed **CD-C-M** (Conditional District- Commercial-Medium) 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 **Low Residential (3-5 d.u./acre)**. The requested **CD-C-M (Conditional District-Commercial-Medium)** zoning district is generally inconsistent with this GFLUM designation, however per City Council adopted policy, a GFLUM amendment is not required for a rezoning request of less than 1.0 acre in size.

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 4A: Remove present impediments to infill and investment in urban areas.

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

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 6A: Implement a comprehensive neighborhood conservation and improvement program.

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.

Connections 2025 Map Policies

Low Residential (3-5 d.u./acre): This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

CONFORMITY WITH OTHER PLANS

City Plans

Consolidated Plan 2010-2014: Plan for a Resilient Community

Principle 2 – Promote Equitable, Affordable Housing:

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 3 – Enhance Economic Competitiveness:

Goal A: Create a Proactive Planning Program to address existing/underutilized business areas near underserved neighborhoods and promote job location near labor force.

Principle 6 – Value Communities and Neighborhoods:

Goal E: Work at the neighborhood level to reconnect neighborhoods to jobs and services, promote "Desirable Infill Development" and redevelop major corridors to strengthen adjacent neighborhoods.

Community Development

The applicant is strongly encouraged to discuss this proposed rezoning and development with adjacent property owners, and with representatives of the Pennydale Neighborhood, within which the subject site is located.

The subject site is located within the Gateway (High Point Road) Reinvestment Corridor designated by the Connections 2025 Comprehensive Plan, and accordingly may be eligible for local economic development assistance pursuant to the City of Greensboro Urban Development Investment Guidelines.

STAFF ANALYSIS AND RECOMMENDATION

Staff Analysis

The 0.44-acre subject parcel is currently undeveloped and located at the northwest corner of the intersection of Merritt Drive and Jane Street. To the east of the subject site is a furniture shop, to the south is a swimming pool supplies store, to the west is a child day care center and to the north is a single-family dwelling.

The applicant intends to relocate his existing swimming pool supplies store, currently located directly south of the subject site, due primarily to the widening of Merritt Road by the City of Greensboro that will result in the loss of a large portion of the existing location. The immediate area is developed with varying intensities of commercial uses and more specifically the subject site is adjoined to the east and south by retail uses with C-M (Commercial-Medium) zoning districts.

The Commercial-Medium zoning district is established to accommodate a wide range of retail, service and office uses along thoroughfares which have developed with minimal front setbacks. This request, as conditioned, will not negatively impact the overall mix of uses found in this vicinity nor will it negatively impact adjacent uses. Approving this request, will help encourage “home-grown” and community-based businesses and entrepreneurs. 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 finds this rezoning request consistent with the applicable provisions of the Comprehensive Plan, the Zoning Ordinance and the development pattern of the surrounding area.

Staff Recommendation

Staff recommends **approval** of the requested **CD-C-M** (Conditional District- Commercial-Medium) zoning district.