



Z-12-08-006
Planning & Community Development
Zoning Staff Report and Plan Amendment Evaluation

Zoning Commission Hearing Date: August 13, 2012

GENERAL INFORMATION

APPLICANT	Summit Healthcare Group, LLC for Guilford College.
HEARING TYPE	Rezoning
REQUEST	CD-PI (Conditional District-Public and Institutional) to CD-O (Conditional District-Office).
CONDITIONS	<ol style="list-style-type: none">1. Uses: Limited to all office uses in the office sub-category of the Permitted Use Table of the Land Development Ordinance and all medical facilities except hospitals and specialty hospitals.2. The proposed building(s) shall not exceed 16,000 square feet.3. Access to New Garden Road shall be limited to a joint access driveway constructed on the abutting northern property.
LOCATION	A portion of 1210 New Garden Road , generally described as the east side of New Garden Road and south of Belvidere Place.
PARCEL ID NUMBER(S)	7835935725 (portion of)
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). 36 notices were mailed to those property owners in the mailing area.
TRACT SIZE	~2.65 Acres
TOPOGRAPHY	Generally flat
VEGETATION	Grass

SITE DATA

Existing Use	Undeveloped	
	Adjacent Zoning	Adjacent Land Uses
N	CD-PI (Conditional District-Public and Institutional)	Undeveloped
E	CD-PI (Conditional District-Public and Institutional)	Undeveloped
W	CD-O (Conditional District-Office)	Credit Union
S	CD-RM-12 (conditional District-Residential Multi Family)	Assisted Living Facility

Zoning History

Case #	Date	Request Summary
2838	05/08/2000	<p>This property, in addition to the property to the north and east was rezoned by the Zoning Commission on May 8, 2000 from R-3 (Residential-Single Family) to CD-PI (Conditional District-Public and Institutional) with the following conditions:</p> <ol style="list-style-type: none"> 1. Uses: All uses permitted in the PI District. 2. There shall be only one curb cut on New Garden Road at a location approved by the Greensboro Department of Transportation. 3. The private drive serving the New Garden Friends School shall be limited to right turn movements only. 4. No improvements shall be located closer than 35 feet to the northern property line. 5. In the event that any future use is made of the property which results in an increase in traffic generation by more than 100 trips per day during the peak hours, the Greensboro Department of Transportation may request an additional transportation impact study.

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (CD-PI)	Requested (CD-O)
Max. Density:	N/A	N/A
Typical Uses	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. It is not intended for smaller public and institutional uses customarily found with-in residential areas.	Primarily intended to accommodate office, institutional, supporting service and other 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

n/a

Environmental/Soils

Water Supply - Watershed Site drains to Greensboro Watersupply Watershed, Horse Pen Creek subbasin

Floodplains N/A

Streams N/A

Other: Site must meet current watersupply watershed requirements. Max. Built Upon Area (BUA) allowed is 70% with water quality treatment. If Jordan new development rules apply, >0.5 disturbed, site must meet Nitrogen and Phosphorus reduction requirements

Utilities (Availability and Capacity)

Potable Water Water is available and capacity is in line with request

Waste Water Sewer is available and capacity is in line with request

Airport Overlay District

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

Landscaping Requirements

New Garden Rd. - Street Yard – minimum width 10'; 2 canopy trees per 100', 17 shrubs per 100'

Surrounding property lines – 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**

2.65 ac 5% of lot size; Guilford College has drafted a Master Tree Conservation Plan for the campus which is pending approval. This portion of the property has no existing trees on it.

Transportation

Street Classification:	New Garden Road – Major Thoroughfare
Site Access:	All access(s) must be designed and constructed to the City of Greensboro standards.
Traffic Counts:	New Garden Road ADT = 10,515 (GDOT, 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. Sidewalk does exist along the frontage of this property.
Transit in Vicinity:	No.
Traffic Impact Study: (TIS)	No TIS required per TIS Ordinance.
Street Connectivity:	N/A.
Other:	N/A.

IMPACT/POLICY 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 (GFLUM) designates this location as **Moderate Residential (5-12 d.u./acre)** and **Institutional**. The requested **CD-O** (Conditional District-Office) zoning district is generally inconsistent with this GFLUM designation, however, the applicant has submitted a request to amend the GFLUM designation to **Mixed Use Commercial**, which, if approved would resolve the inconsistency.

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.

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.

Transportation, Goal 8: Develop and maintain a safe, efficient, and environmentally sound transportation system that provides convenient choices for accessing destinations throughout Greensboro and the Triad, including a range of well-integrated transit, pedestrian, and bicycle linkages.

Policy 8A - Maintain a roadway network that safely and efficiently accommodates vehicular traffic while supporting other community objectives defined in the Comprehensive Plan.

Policy 8B - Develop comprehensive pedestrian and bicycle facility networks.

Connections 2025 Map Policies

Moderate Residential (5-12 d.u./acre): This category accommodates housing types ranging from small-lot, single-family detached and attached single-family dwellings such as townhomes to moderate density, low-rise apartment dwellings.

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

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.

Comprehensive Plan Amendment History

Case #	Date	Request Summary
--------	------	-----------------

No previous request for this property

Applicant Stated Reasons for Request

“The property is currently owned by Guilford College. 2.5 acres are being sold and the property is being developed as a medical office. The change is in harmony with the adjacent land uses.”

Explain in detail the conditions that you think may warrant a Plan Amendment – Per Applicant and Application

“The property is currently zoned P.I. P.I. zoning allows for medical office use but the minimum lot size in P.I. is 5.0 acres. The medical office proposed is only 16,000 sf and 5.0 acres are not needed. This results in the need to rezone to “O” which triggers the comp. plan change.”

COMPREHENSIVE POLICY PLAN ANALYSIS

Need for Proposed Change

The proposed GFLUM amendment from **Moderate Residential (5-12 d.u./acre)** and **Institutional** to **Mixed Use Commercial** is needed to resolve the inconsistency that would result from the requested change in zoning from **CD-PI** to **CD-O**.

Effect of the proposed Change on the Need for City Services and Facilities (e.g. roadway level of service).

n/a

Implications, if any, the Amendment may have for Other Parts of the Plan

n/a

Unforeseen Circumstances or the Emergence of New Information (e.g. significant economic opportunity in Tier 2 or 3)

n/a

PLANNING BOARD COMMENTS

The Planning Board considered this item at their July 18, 2012 meeting, and commented that this change was consistent with the uses and intensity of the adjacent uses at this intersection.

CONFORMITY WITH OTHER PLANS

City Plans – N/A

Community Development

Applicant is strongly encouraged to discuss this proposed rezoning, GFLUM amendment, and development with adjacent property owners and representatives of the adjacent Robinridge Neighborhood.

STAFF ANALYSIS AND RECOMMENDATION

Staff Analysis

The subject parcel, which is currently undeveloped, is adjoined to the south by an assisted living facility, to the west by a credit union and to the north and east by an undeveloped parcel. The subject site is a portion of a larger parcel rezoned by Guilford College on May 8, 2000 from R-3 (Residential-Single Family) to CD-PI (Conditional District-Public and Institutional).

The applicant intends to develop the site with a maximum of 16,000 square feet of office uses and or medical facilities except hospitals and specialty hospitals. The immediate area is developed with varying intensities and densities of residential, office and institutional uses. Notable amongst them is Guilford College, New Garden Friends School, the State Employees Credit Union, Brighton Gardens Assisted Living Facility, City of Greensboro fire Station # 18, the Carolina Vein Specialist and varying densities of single-family and multi-family dwellings amongst others.

This rezoning request is consistent with the intent and purpose of the zoning code in that approving this request will complement the surrounding area's viability by providing non-residential uses that can support nearby residential areas and institutions. This request will have limited impact on the overall mix of uses found in this vicinity and it should not negatively impact the adjacent residential uses based on provided conditions. It will rather 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.

This request, as conditioned, also implements 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.

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-O** (Conditional District-Office) zoning district.