



Z-12-08-004
Planning & Community Development
Zoning Staff Report and Plan Amendment Evaluation

Zoning Commission Hearing Date: August 13, 2012

GENERAL INFORMATION

APPLICANT James T. Griffin for North Carolina A & T State University.

HEARING TYPE Rezoning

REQUEST R-5 (Residential-Single Family) to
PI (Public and Institutional)

CONDITIONS None

LOCATION **1015, 1017, 1021 and 1023 Bluford Street**, generally described as north of Bluford Street, east of Stewart Street and west of Laurel Street.

PARCEL ID NUMBER(S) **7874078333, 7874079303, 7874079342 and 7874079392**

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

TRACT SIZE ~0.70 Acres

TOPOGRAPHY Slopes to the east

VEGETATION Residential landscaping

SITE DATA

Existing Use Single-family dwelling and an electrical utility sub-station

	Adjacent Zoning	Adjacent Land Uses
N	R-5 (Residential-Single Family)	Single-family residential
E	PI (Public and Institutional)	A & T State University campus facilities
W	R-5 (Residential-Single Family)	Single-family residential
S	PI (Public and Institutional)	A & T State University campus facilities

Zoning History

Case #	Date	Request Summary
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These properties have been zoned **R-5** (Residential-Single Family) since July 1, 2010. Prior to the implementation of the Land Development Ordinance (LDO), they were zoned **RS-7** (Residential-Single Family).

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (R-5)	Requested (PI)
Max. Density:	5.0 dwelling units per acre	N/A
Typical Uses	Primarily intended to accommodate low-density single-family detached residential developments.	Primarily intended to accommodate mid- and large-sized (over 5 acres) 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 within residential areas.

*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 North Buffalo Creek

Floodplains N/A

Streams N/A

Other: If >1ac is disturbed site must meet Phase 2 requirements. 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 with capacity in line with request.

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

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.

Bluford St. - Street Yard – minimum width 10’; 2 canopy trees per 100’, 17 shrubs per 100’

Property Lines adjoining Single Family - Type B Yard – average width 25’; 3 canopy trees per 100’, 5 understory trees per 100’, 25 shrubs per 100’

Property Lines adjoining the University – 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**

0.7 ac. 1% of lot size

Transportation

Street Classification: Bluford Street – Local street.

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

Traffic Counts: Bluford Street ADT = 2,744 (GDOT, 2011)

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: Yes, GTA Route 14 (Bessemer Avenue / Phillips Avenue) is within 0.17 miles of the subject site, along East Lindsay Street. GTA Route 10 (East Market Street) is within .28 miles of the subject site, along East Market Street.

Traffic Impact Study: No TIS required per TIS Ordinance.
(TIS)

Street Connectivity: N/A.

Other: N/A.

IMPACT/POLICY ANALYSIS

Land Use Compatibility

The proposed **PI** (Public and Institutional) 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 **Institutional**. The requested **PI** (Public and Institutional) 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 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

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

CONFORMITY WITH OTHER PLANS

City Plans – N/A

Community Development

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

STAFF ANALYSIS AND RECOMMENDATION

Staff Analysis

This rezoning request is directly related with rezoning case # Z-12-08-003. The 0.70-acre subject property is generally located north of Bluford Street, east of Stewart Street, and west of Laurel Street. It currently contains a single-family dwelling and an electrical utility sub-station. Adjoining the site to the east and south is the PI (Public and Institutional) zoning designation. The immediate area is developed with facilities belonging to the NC A & T State University and if approved, the subject site will be combined with the larger NC A & T campus already zoned PI (Public and Institutional).

The Generalized Future Land Use Map (GFLUM) designates this location as Institutional and this designation applies to university and college campuses, major medical/health care concentrations, and similar large-scale institutional activity centers, making the requested PI (Public and Institutional) zoning district consistent with the existing Generalized Future Land Use Designation.

This request is compatible with the surrounding uses since the area immediately surrounding the subject site, especially to the south is part of the larger university campus and developed with university facilities. If approved, 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.

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 **PI** (Public and Institutional) zoning district.