



Z-12-12-009
Planning & Community Development
Zoning Staff Report and Plan Amendment Evaluation

Zoning Commission Hearing Date: December 10, 2012

GENERAL INFORMATION

APPLICANT Koury Corporation

HEARING TYPE Original ETJ (Extra Territorial Jurisdiction) zoning

REQUEST An ordinance establishing original ETJ (Extra Territorial Jurisdiction) zoning from **Jamestown B** (Bypass) to Greensboro **PUD** (Planned Unit Development).

CONDITIONS 1. Uses: Limited to office, commercial and multi-family uses.

LOCATION A portion of 6115 High Point Road, generally described as south of High Point Road between Guilford College Road and Millis Road.

PARCEL ID NUMBER(S) **7831299080 (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). **78** notices were mailed to those property owners in the mailing area.

TRACT SIZE ~24.71 Acres

TOPOGRAPHY Rolling

VEGETATION Heavily wooded

SITE DATA

Existing Use	Undeveloped
Adjacent Zoning	Adjacent Land Uses
N Jamestown B (Bypass)	Undeveloped
E Greensboro PUD (Planned Unit Development).	Undeveloped
W Jamestown B (Bypass)	Single-family dwellings

S Jamestown SFR (Single-Family Residential) Single-family dwellings

Zoning History

Case #	Date	Request Summary
		N/A

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (Jamestown Bypass)	Requested (Greensboro PUD)
Max. Density:	N/A	N/A
Typical Uses	The Bypass District (B) is established to provide opportunities for compatible and sustainable development along the future Jamestown Bypass. Uses in this district include services, employment, residential and industrial. Allowed building/lot types include Urban Workplace, Shopfront Commercial, Multi-Family Cluster, Attached House and Civic Building.	Primarily intended to accommodate a diverse mix of uses including residential and non-residential 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 WS-IV Lower Randleman Watersupply Watershed, Bull Run Creek & Hickory Creek subbasins

Floodplains N/A

Streams Any streams onsite will need to be identified

Other: Meet Grandover Village Parkway Subdivision and must meet current watershed requirements for Lower Randleman Watersupply Watershed

Utilities (Availability and Capacity)

Potable Water Water is not currently available. A feasibility will need to be requested through Kenny Treadway (336-373-2055) to determine availability, size, and routing of water.

Sewer Sewer is not currently available. A feasibility will need to be requested through Kenny Treadway (336-373-2055) to determine availability, size, and routing of sewer. Sewer capacity cannot be granted by COG because the City of High Point owns the treatment facility that serves this location. Capacity assurance must be granted by City of High Point through DWQ.

Airport Overlay District

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

Landscaping Requirements

(Rezoning Request is for a portion of larger parcel. Landscaping requirements will be established in the Unified Development Plan approved by the Planning Board.)

Minimum LDO Landscaping Requirements

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

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

Mills Rd. - 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'

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 may be used for up to 50% of the required distance		

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

24.71 Ac.

10% of lot size

Transportation

- Street Classification: High Point Road – Major Thoroughfare.
- Site Access: All access(es) must be designed and constructed to the City of Greensboro standards.
- Traffic Counts: Re-aligned High Point Road projected ADT = 32,500(NCDOT, 2030).
- 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.
- Transit in Vicinity: Yes, GTA Route 11A (High Point Road Connector), along current High Point Rd alignment.
- Traffic Impact Study: No TIS required per TIS Ordinance.
(TIS)
- Street Connectivity: N/A.
- Other: Site is within the limits of High Point Road re-alignment project currently under construction by the NCDOT and scheduled to be completed April of 2014.

IMPACT/POLICY ANALYSIS

Land Use Compatibility

The proposed **PUD** (Planned Unit Development) 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 **Mixed Use Planned Community**. The requested **PUD** (Planned Unit Development) zoning district is generally consistent with this GFLUM.

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

Community Character, Goal 5.1 – Parks, Open Space, and Natural Resources: Protect and restore Greensboro's irreplaceable scenic and natural resources: its system of parks and greenways, urban and woodland tree canopy, stream corridors and wetlands, and air and water quality.

Policy 5B - Expand regulatory and incentive provisions to protect natural resources.

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.

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.

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 Planned Community: This designation is intended for large tracts of undeveloped land near the City's fringe that are appropriate for larger scale, creatively planned residential, mixed with other uses such as supporting retail and small to medium scale office development. Compatibility among these uses and with the area's scenic character will be maintained through generous open space reservations and design standards that address the locations, character of, and relationships between uses, while affording greater development flexibility than provided by standard zoning district classifications. A traditional neighborhood development organized as a series of "neighborhood units" that have access to a "village center" with higher density residential, retail, and office uses is one example of an appropriate development form.

CONFORMITY WITH OTHER PLANS

City Plans

Consolidated Plan 2010-2014: Plan for a Resilient Community

Principle 1) Provide More Transportation Choices:

Goal A) Promote transportation and development patterns and types that contribute to decreased household transportation costs.

Principle 2) Promote Equitable, Affordable Housing:

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

Goal E) Decrease barriers to accessing housing and reduce/eliminate discrimination in housing choice.

Principle 4) Support Existing Communities:

Goal A) Provide planning services to Greensboro communities for redevelopment, neighborhood, corridor, and area plans.

Principle 6) Value Communities and Neighborhoods:

Goal F) Eliminate the persistence of vacant housing, trash, and environmental hazards in neighborhoods – preserving quality and livability.

Principle 7) Recognize The Environment as a Critical Element of Community Sustainability:

Goal A) Promote more efficient land development patterns.

Community Development

Applicant is strongly encouraged to discuss this proposed rezoning with representatives of the adjacent Grandover Neighborhood.

STAFF ANALYSIS AND RECOMMENDATION

Staff Analysis

The subject 24.71-acre site currently forms a portion of the Town of Jamestown's ETJ (Extra Territorial Jurisdiction). This portion of Jamestown's ETJ is being transferred to the City of Greensboro, and therefore the City will have to assign an original City zoning designation to this site.

Given that this site is connected to the larger Grandover development, which is currently zoned PUD (Planned Unit Development), the City is recommending that this site also be zoned PUD for uniformity of the development.

Consistent with the Growth at the Fringe Goal, approving this request will help 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.

Also, 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 Zoning Commission Public Hearing

adopted plans and policies of the City. This proposed project will bring a diverse mix of uses, housing types, and densities in the general area without impacting the overall mix of uses. It will also help meet the needs of present and future Greensboro citizens and students alike 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.

Staff finds this zoning request consistent with the applicable provisions of the Comprehensive Policy Plan, the Zoning Ordinance and the development pattern of the surrounding area.

Staff Recommendation

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