



Z - 13 - 04 - 003

City of Greensboro Planning Department
Zoning Staff Report and Plan Amendment Evaluation

Zoning Commission Hearing Date: April 8, 2013

GENERAL INFORMATION

APPLICANT Gerald and Carolyn Scott

HEARING TYPE Rezoning

REQUEST **R-5** (Residential-Single Family) to **CD-O** (Conditional District-Office)

CONDITIONS

1. Free standing signage shall be limited to 6 feet in height and shall be monument style.
2. Electronic message board (digital signage) shall be prohibited.
3. The street facing façade shall be limited to 2 story above street level.
4. All uses allowed in the O (office) zoning district except any use which contains a drive-thru.

LOCATION **2519 Carroll Street**, generally described as south of Carroll Street and west of Battleground Avenue)

PARCEL ID NUMBER (S) **785557513**

PUBLIC NOTIFICATION The notification area for this public hearing was 600 feet (Chapter 30-9-1.2 of the City 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). **81** notices were mailed to those property owners in the mailing area.

TRACT SIZE ~0.14 acres

TOPOGRAPHY Generally flat

VEGETATION Residential landscaping

SITE DATA

Existing Use Single-family dwelling

	Adjacent Zoning	Adjacent Land Uses
N	O and C-M (Office and Commercial-Medium)	Oakcrest Shopping Center
E	CD-O (Conditional District-Office)	Single-Family dwelling
W	R-5 (Residential Single Family)	Single-Family dwelling
S	CD-O (Conditional District-Office)	Single-Family dwelling

Case # Date Request Summary

This property has been zoned R-5 since July 1, 2010. Prior to the implementation of the Land Development Ordinance (LDO), it was zoned RS-9.

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (R-5)	Requested (CD-O)
Max. Density:	5 dwelling units/acre	12 dwelling units/acre
Typical Uses	Primarily intended to accommodate low-density single-family detached residential developments.	Primarily intended to accommodate moderate-to-high intensity office and institutional uses and supporting service and retail uses.

**These regulations may not reflect the actual requirements for all situations; see the City of Greensboro Zoning Code for actual regulations for site requirements for this zoning district.*

SPECIAL INFORMATION

Overlay District Ordinance/Historic Preservation

n/a

Environmental/Soils

Water Supply Watershed	N/A, site drains to North Buffalo Creek
Floodplains	N/A
Streams	N/A
Other:	>1acre is disturbed site must meet Phase 2 requirements, water quality & water quantity must be addressed

Utilities

Potable Water	Water and sewer are available and capacity is in line with request
Waste Water	Sewer is available and capacity is in line with request

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.

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

East 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 - Type B Yard – average width 25'; 3 canopy trees per 100', 5 understory trees per 100', 25 shrubs per 100'

South Property Line - 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 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

0.14 ac. 1% of lot area and be located within the required planting yard

Transportation

Street Classification: Carroll Street – Local Street.
Battleground Avenue – Major Thoroughfare.

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

Traffic Counts: Battleground Avenue ADT = 34,867 (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 not exist along the frontage of this property.

Transit in Vicinity: Yes, GTA route 8 (Battleground Avenue) within .11 miles of the subject site, along Battleground Avenue.

Traffic Impact Study: No, not required per TIS Ordinance.
(TIS)

Street Connectivity: N/A.

Other: N/A.

IMPACT 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 designates this location as **Mixed Use Commercial**. The requested **CD-O (Conditional District-Office)** zoning district is 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.

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 5F - Implement and improve design standards governing the appearance of development from public roadways.

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

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.

CONFORMITY WITH OTHER PLANS

City Plans – N/A

Consolidated Plan 2010-2014: Plan for a Resilient Community

Principle 1) Provide More Transportation Choices:

Goal B) Improve access to destinations, especially via alternate modes (public transit, walking, and bicycling); including the critical first and last miles of journeys.

Principle 3) Enhance Economic Competitiveness:

Goal F) Provide opportunities for job training, mentoring, education and job creation.

Principle 4) Support Existing Communities:

Goal F) Promote neighborhood and economic development by fulfilling target area commitments and creating a process for identifying new opportunities for neighborhood revitalization and planning.

Principle 6) Value Communities and Neighborhoods:

Goal C) Promote Healthy Lifestyles and Complete, Livable 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.

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/Agency Comments

Water Resources

If any proposed development disturbs an area greater than one acre the site is required to meet Phase 2 requirements.

Community Development

Applicant is strongly encouraged to discuss this proposed rezoning and change of use with owners of adjacent properties, and with representatives of the Guilford Hills neighborhood, within which the subject site is located.

Planning

The 0.14-acre subject parcel contains a single-family residential unit. The applicant intends to redevelop this property with the same zoning conditions as the adjacent property located immediately east and south of the subject request. The conditions are: Free standing signage shall be limited to 6 feet in height and shall be monument style; Electronic message board (digital signage) shall be prohibited; The street facing façade shall be limited to 2 story above street level and all uses allowed in the O zoning district **except** any use which contains a drive-through. The surrounding area is well developed with varying densities and intensities of commercial, residential and office uses.

The general area is in a transition from single-family residential uses to professional offices and related uses. Older, vacant properties are now giving way to newer office buildings as exemplified by the office complex located to the northwest of the subject site and the recent rezoning of the site located west of the subject site.

This rezoning request is consistent with the Mixed Use Commercial, Generalized Future Land Use Map designation for the site. Approving this request, will help ensure that adequate land is zoned and has infrastructure available for the various stages of business development without impacting the overall mix of uses found in this vicinity nor will it negatively impact the adjacent residential uses. 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 believes that this request is consistent with the intent and purpose of the zoning code and the Comprehensive Plan (Connections 2025). Staff is also of the opinion that the request is generally compatible with the existing development and trend in the surrounding area.

STAFF RECOMMENDATION

Staff recommends **approval** of the requested **CD-O** (Conditional District-Office) zoning district.