



Z-14-03-002

Planning Department
Zoning Staff Report and Plan Amendment Evaluation

Zoning Commission Hearing Date: March 10, 2014

GENERAL INFORMATION

APPLICANT Frederick W. Jones and Harvey A. Jones

HEARING TYPE Rezoning Request

REQUEST R-5 (Residential Single-Family) to **CD-C-N**
(Conditional District-Commercial-Neighborhood)

CONDITIONS

1. Uses: All uses permitted in the C-N district **except** any use that contains a drive-through facility; bars, nightclubs, and brewpubs; and elementary and secondary schools.
2. Preserve and maintain the existing structure without expansion.

LOCATION **1019 S. English Street**, generally described as north of McConnell Road, south of Everitt Street, and east of South English Street.

PARCEL ID NUMBER(S) **7874632141**

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

TRACT SIZE ~0.50 Acre

TOPOGRAPHY Gentle sloping from street

VEGETATION Commercial

SITE DATA

Existing Use Neighborhood Convenience Store

	Adjacent Zoning	Adjacent Land Uses
N	R-5 (Residential Single-Family)	Single-family dwellings
E	R-5 (Residential Single-Family)	Single-family dwellings
W	R-5 (Residential Single-Family)	Single-family dwellings
S	R-5 (Residential Single-Family)	Single-family dwellings

Zoning History

Case #	Date	Request Summary
N/A	N/A	The property addressed 1019 S. English Street has been zoned R-5 (Residential Single-Family) since July 1, 2010. Prior to the implementation of the Land Development Ordinance (LDO) it was zoned RS-7 (Residential Single-Family).

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (R-5)	Requested (CD-C-N)
Max. Density:	A maximum density of 5.0 units per acre or less.	N/A
Typical Uses	Primarily intended to accommodate low-density single-family detached residential development.	Primarily intended to accommodate a mix of low intensity office, retail, and personal service and upper story residential uses 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

The subject site is located within the boundaries of the East Lee Street Visual Corridor Overlay Zone, which prohibits the establishment of new outdoor advertising signs.

Environmental/Soils

Water Supply Watershed Site drains to South Buffalo Creek 4 Watershed

Floodplains >2000ft

Streams N/A

Other: If >1ac is disturbed, site must meet current Phase 2 requirements. Water quantity and water quality must be addressed.

Utilities

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 Noise Cone

The subject property is not located in the Airport Noise Cone.

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.

Adjoining Vacant Land – NA

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

S. English Street - Street Yard – minimum width 10'; 2 canopy trees per 100', 17 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

.50 ac.

1% of lot size.

Transportation

Street Classification: S English Street - Minor Thoroughfare.
McConnell Road – Minor Thoroughfare.
Everitt Street – Collector Street.

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

Traffic Counts: None Available.

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 5 (Gorrell Street) adjacent to subject site, along S English Street.

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

Street Connectivity: N/A.

Other: N/A.

IMPACT ANALYSIS

Land Use Compatibility

The proposed **CD-C-N (Conditional District, Commercial – Neighborhood)** 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 Residential**. The requested **CD-C-N (Conditional District, Commercial - Neighborhood)** 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.

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.

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.

Connections 2025 Map Policies

Mixed Use Residential: This designation applies to neighborhoods or districts where the predominant use is residential and where substantial, compatible local-serving nonresidential uses may be introduced. Such use mixes are typically found in older, in-

town neighborhoods that accommodate "corner stores" and other local services, as well as in newly developed traditional neighborhood developments (TNDs). This district is also applied in areas suited to a diverse mix of housing types and densities. Ensuring that buildings are of the appropriate scale and intensity is critical.

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.

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 E) Focus on energy efficiency as an economic generator for small business development.

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

Principle 6) Value Communities and Neighborhoods:

Goal A) Promote coordinated transportation and land use decisions for broader livability throughout Greensboro.

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

Community Development

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

The subject site is located within the area(s) eligible for the following economic development incentive or assistance program(s):

- New Markets Tax Credits (federal),
- Historically Under-utilized Business Zone tax credits (federal),
- Urban Progress Zone tax credits (state), and
- Urban Development Investment Incentives (local).

Planning

The 0.50-acre subject property is currently vacant but most recently was used for neighborhood retail. The properties to the north, east, south and west of the subject site are zoned R-5 and contain single family dwellings.

The applicant has requested to rezone the site to CD-C-N (Conditional District-Commercial-Neighborhood) to allow the property to continue options for a legal retail use oriented to the surrounding neighborhood. a mix of low intensity office, retail, and personal service uses to serve the needs of surrounding residents without disrupting the character of the neighborhood. In accordance the conditions, drive-through facilities; bars, nightclubs and brewpubs; microbreweries; and elementary/secondary schools would not be permitted. The applicant will also be required to preserve and maintain the existing structure without expansion.

The property is designated as Mixed-Use Residential on the Generalized Future Land Use map (GFLUM). The Mixed-Use Residential designation applies to neighborhoods or districts where the predominant use is residential and where substantial, compatible local-serving nonresidential uses may be introduced. Such use mixes are typically found in older, in-town neighborhoods that accommodate "corner stores" and other local services. The proposed request is consistent with the Comprehensive Plan's Reinvestment/Infill goal to promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods and Economic Development goal to promote a healthy and diversified economy and support "home grown" and community-based businesses and entrepreneurs.

The C-N (Commercial Neighborhood) zoning district is the most limited commercial district in terms of uses allowed. Additionally, any development in C-N must locate parking areas to the side or rear of the building, ensure pedestrian access is located on the front of the structure, and the size of any individual structure is limited to no more than 4,000 square feet, among other requirements. These standards are intended to ensure any commercial development under this zoning district is neighborhood scale and pedestrian oriented in nature. The proposed zoning request, which reflects the existing building and site layout, is of a similar scale and intensity of use as would typically be found in the C-N zoning district.

STAFF RECOMMENDATION

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