



Z-14-04-002

**Planning Department
Zoning Staff Report and Plan Amendment Evaluation**

Zoning Commission Hearing Date: April 14, 2014

GENERAL INFORMATION

APPLICANT Jenny Caviness for City of Greensboro

HEARING TYPE Rezoning Request

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

CONDITIONS

1. Uses shall be limited to government facilities, social services facilities, medical facilities, and utilities.
2. The existing structures shall be maintained with no expansion.

LOCATION **3908 Clifton Road**, generally described as south of Spring Garden Street, east of Rucker Street and north of Clifton Road.

PARCEL ID NUMBER(S) **7844620076**

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

TRACT SIZE ~4.30 Acres

TOPOGRAPHY Primarily flat

VEGETATION Parks and open space

SITE DATA

Existing Use	Parks and open space
Adjacent Zoning	Adjacent Land Uses
N R-5 (Residential Single-Family) RM-18 (Residential Multi-Family) C-M (Commercial-Medium)	R-5: Spring Garden Street right of way RM -18: Vacant C-M: Office and retail

E	R-5 (Residential Single-Family)	Single-family dwellings
W	R-5 (Residential Single-Family) LI (Light Industrial)	R-5: Rucker Street right of way LI: Wendover Office Center
S	R-5 (Residential Single-Family)	Single-family dwellings

Zoning History

Case #	Date	Request Summary
N/A	N/A	The property addressed 3908 Clifton Road 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-M)
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 wide range of retail, service, and office 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 South Buffalo Creek

Floodplains ➤ 2000 Ft

Streams N/A

Other: If >1ac is disturbed, site must meet current Phase 2 requirements. Water quantity and water quality must be addressed. The 1yr 24hr storm must be

reduced to predevelopment conditions. The 1 inch storm much be treated.

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

30-10-2.2 Street Planting Yards – Clifton Rd. and Rucker St.

- (A) Street planting yards must be installed abutting public street rights-of-way.
- (B) The required street planting yard must have a minimum width of 10 feet (measured from the outside edge of the right-of-way or the back of the sidewalk, whichever is further from the street centerline), and include at least 2 canopy trees and 17 shrubs per 100 linear feet of required street planting yard, not including driveways.

30-10-2.3 Buffer Planting Yards

Buffer planting yards are required along the perimeter of a lot or development site (except portions parallel to a public street). They are intended to mitigate potential adverse impacts that may result when higher intensity land uses are located adjacent to lower intensity land uses.

Adjoining Railroad right-of-way – no landscaping required.

Adjoining Single-Family - 25' wide Type B buffer yard – 3 canopy trees per 100 linear feet, 5 understory trees per 100 linear feet, 25 shrubs per 100 linear feet.

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:

Size of Parking Lot Planting Area (sq. ft.)	Number of Trees In Planting Area	Max. Distance from Parking Space (feet)
200-499	1	100
500-899	3	130
Over 899	5	150

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

4.30 ac.

5% of lot size.

Transportation

Street Classification: Clifton Road – Collector Street.
Spring Garden Street – Minor Thoroughfare.
Rucker Street – Local Street.

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

Traffic Counts: Clifton Road ADT = 2,804 (GDOT, 2013).

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 1 (West Wendover Avenue) adjacent to subject site, along Clifton Road.
Traffic Impact Study: (TIS)	No TIS required per TIS Ordinance.
Street Connectivity:	N/A.
Other:	N/A.

IMPACT ANALYSIS

Land Use Compatibility

The proposed **CD-C-M (Conditional District-Commercial-Medium)** 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 **Commercial** and **Mixed Use Residential**. The requested **CD-C-M (Conditional District, Commercial-Medium)** zoning district, as conditioned, is generally consistent with the Commercial and Mixed Use Residential GFLUM designations.

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 5E - Improve the aesthetic quality of publicly owned and maintained landscapes.

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

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 9C - Establish an ongoing system to identify community facility and service needs and allocate resources to meet them.

Policy 9E - Pursue opportunities to establish community facilities as neighborhood anchors/activity centers.

Connections 2025 Map Policies

Commercial: This designation applies to large concentrations of commercial uses, such as recently constructed major shopping centers and "big box" retail. Such properties may not be expected to undergo redevelopment or a change in use over the plan horizon, and the immediate areas in which they are located may not be suitable for the introduction of mixed uses. While some new commercial centers are anticipated, in general new retail and commercial service uses will be encouraged within more diversified mixed-use centers rather than as stand-alone shopping centers or expanding highway commercial "strips."

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 4) Support Existing Communities:

Goal E) Build capacity of residents and community-based organizations.

Principle 6) Value Communities and Neighborhoods:

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

Goal C) Promote healthy lifestyles and complete, livable neighborhoods.

Goal D) Increase public awareness and confidence in City programs, services, accomplishments and citizen involvement opportunities and how neighborhoods may use them.

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 Hewitt Area neighborhood, within which the subject site is located.

Planning

The 4.30 acre subject property is primarily developed as a City recreation facility with utilities (water booster station) also located on site. Properties located to the north, across Spring Garden Street, are primarily zoned C-M and contain office and retail uses; however, there is also a vacant property zoned RM-18. Properties south of the proposal, across Clifton Road, are zoned R-5 and contain single family dwellings. Adjacent property to the west is zoned LI and is developed as an office center. East of the proposal is zoned R-5 and contain single family dwellings.

The applicant has requested to rezone the site to CD-C-M (Conditional District Commercial-Medium) to introduce local-serving nonresidential uses on site, including a medical clinic and food pantry. The proposal limits potential uses for this site to government facilities, social services facilities, medical facilities, and utilities. The proposal also preserves the existing structures and excludes the potential for expansion in the future.

The Generalized Future Land Use map designates the site as both Commercial and Mixed Use Residential. The Commercial designation applies to large concentrations of commercial uses such as recently constructed major shopping centers and "big box" retail. 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.

Approving this request will address the Comprehensive Plan's Reinvestment/Infill Goal to promote sound investment in Greensboro's urban areas, including Center City, commercial, and industrial areas. The proposed zoning request, which reflects the existing building and site layout, is of less intensity than commercial, office and industrial uses currently established north and west of the site and provides adjacent residential neighborhoods with additional services within close proximity.

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-C-M** (Conditional District-Commercial-Medium) zoning district.