



Z-14-05-002

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

Zoning Commission Hearing Date: May 12, 2014

GENERAL INFORMATION

APPLICANT Waheed A. Tijani

HEARING TYPE Rezoning Request

REQUEST **O** (Office) to **CD-C-L** (Conditional District-Commercial-Low)

CONDITIONS

1. Uses shall be limited to all uses permitted in the C-L district **except** any use with a drive through facility.
2. The total building area shall not exceed 3,600 square feet.

LOCATION **1304 Woodside Drive**, generally described as the northeast intersection of Summit Avenue and Woodside Drive and north of Mayfair Avenue.

PARCEL ID NUMBER(S) **7875236718**

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

TRACT SIZE ~0.31 Acres

TOPOGRAPHY Primarily flat

VEGETATION None

SITE DATA

Existing Use Vacant Office Building

Adjacent Zoning

Adjacent Land Uses

N O (Office)

Elementary School

E	R-5 (Residential Single-Family) O (Office)	Single-family dwellings Day Care Facility
W	R-5 (Residential Single-Family) O (Office)	Single family dwellings 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 1304 Woodside Drive has been zoned O (Office) since July 1, 2010. Prior to the implementation of the Land Development Ordinance (LDO) it was zoned LO (Limited Office).

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (O)	Requested (CD-C-L)
Max. Density:	N/A	N/A
Typical Uses	Primarily intended to accommodate Office, institutional, supporting service and other uses.	Primarily intended to accommodate low intensity shopping and services close to 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 ➤ 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

Landscaping will not be required unless the property is redeveloped or the current structure or parking area is expanded. At that time the landscaping requirements will consist of the following:

Street Planting Yards – Mayfair and Woodside

- (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.

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 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

Parking lot landscaping 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.

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
.31 Acres	1% of lot size

The Tree Conservation Area is made up of the area located inside of the perimeter of the Critical Root Zone of the trees to be saved. The CRZ is determined by the diameter of the tree

and is measured at one foot out from the trunk for each inch of the tree's diameter. The CRZ must be fenced off and inspected prior to any land disturbing activities.

Transportation

Street Classification:	Woodside Drive – Local Street. Summit Avenue – Major Thoroughfare.
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 not exist along the frontage of this property.
Transit in Vicinity:	Yes, GTA Route 6 (Summit Avenue) is within 100ft of subject site, along Summit Avenue.
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-L (Conditional District-Commercial-Low)** 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 **Low Residential (3-5 d.u./acre)**. The requested **CD-C-L (Conditional District-Commercial-Low)** zoning district is generally inconsistent with this GFLUM designation, however, per City Council adopted policy, a GFLUM amendment is not required for rezoning requests that are less than one acre, or that do not involve a significant physical change resulting in new or expanded structures. The Growth Strategy Map designates the subject site as being within the Cone Mills/Carolina Circle Reinvestment Area.

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

Low Residential (3-5 d.u./acre): This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

Reinvestment Area: Reinvestment Areas and Corridors represent priority opportunities for combined public and private sector reinvestment and the application of policies described in Section 4.5.1 (Reinvestment/Infill) of the Connections 2025 Comprehensive Plan. More specifically, Reinvestment Areas are neighborhoods and districts within Greensboro's urban areas that would most benefit from actions to promote compatible infill development and other forms of investment and reinvestment.

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

Goal C) Promote healthy lifestyles and complete, livable 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 Rosewood neighborhood, within which the subject site is located.

Based on the proximity of the subject site to a large area of established residential development, long term viability of this proposed commercial development would be greatly enhanced by provision of secure, convenient bicycle parking for use by employees and patrons.

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),
- Urban Progress Zone tax credits (state), and
- Urban Development Investment Incentives (local).

Planning

The 0.31 acre subject property is primarily developed as a vacant non-residential structure. Property located to the north, across Summit Avenue, is zoned Office and is an elementary school. Properties south of the proposal are zoned R-5 and contain single family dwellings. Adjacent property to the west is zoned Office and is a single family dwelling; however, the zoning transitions to R-5, along Mayfair Avenue, and also contain single family dwellings. East of the proposal, across Woodside Drive, is zoned Office and contains a daycare facility;

however, the zoning southeast, along Woodside Drive transitions to R-5 and contain single family dwellings.

The applicant has requested to rezone the site to CD-C-L (Conditional District-Commercial-Low) to introduce additional local-serving nonresidential uses on site. The proposal is conditioned to eliminate drive through facilities and is also conditioned to a maximum gross floor area of 3,600 square feet. The site is a former medical office and has been zoned non-residential prior to implementation of the current Land Development Ordinance (2010).

The Generalized Future Land Use map designates the site as Low Residential. The Low Residential designation applies to neighborhoods or districts where the predominant use is single family residential and other compatible housing types can be accommodated within a density of 3 to 5 units per gross acre. Per council adopted policy any requests less than one acre in size are considered compatible.

Approving this request will address the Comprehensive Plan's goal to encourage "homegrown" and community-based businesses and entrepreneurs in traditionally underserved parts of the community. The proposed zoning request 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 finds the development complimentary to the surrounding area.

STAFF RECOMMENDATION

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