



Z-15-06-002

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

Zoning Commission Hearing Date: June 8, 2015

GENERAL INFORMATION

APPLICANT Amanda Hodierna on behalf of Nickie Tsintzos

HEARING TYPE Original Zoning Request

REQUEST **County GO-M** (General Office-Moderate) to **City-CD-C-M** (Conditional District-Commercial-Medium)

CONDITIONS

1. All uses permitted in the C-M district **except** funeral homes and crematoriums, sexually oriented businesses, junked motor vehicles, and land clearing and inert debris landfills.
2. There will be no buildings located on the property.

LOCATION **5605 Sapp Road**

PARCEL ID NUMBER(S) **7834006055**

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

TRACT SIZE ~1.01 Acres

TOPOGRAPHY Primarily flat

VEGETATION None

SITE DATA

Existing Use	Vacant
Adjacent Zoning	Adjacent Land Uses
N County-RS-40 (Residential Single Family)	Single family dwellings
E City-CD-C-M (Conditional District-Commercial-Medium)	Single family dwellings and vacant property
W County-GO-M (General Office-Moderate)	Utility station

S	City-CD-C-M (Conditional District-Commercial-Medium) County-GO-M (General Office-Moderate)	Single family dwelling and vacant property Place of Religious Assembly
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Zoning History

Case #	Date	Request Summary
N/A	N/A	The subject property is not currently located in the City's planning jurisdiction.

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (County GO-M)	Requested (CD-C-M)
Max. Density:	A maximum of 12.0 units per acre.	N/A
Typical Uses	Primarily intended to accommodate moderate intensity office and institutional uses, moderate density residential uses	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 Lower Randleman Watershed WS IV
Floodplains	N/A
Streams	Streams have not been identified for this site. If perennial or intermittent appropriate buffer will be required.
Other:	Site must meet watershed requirements, Water Quality and water quantity must be addressed. Max. Built Upon Area for site is 50% of site acreage unless Density Averaging requirements are being met. Site is located within the 5 mile statue radius of the PTI Airport. No BMP's are allowed that hold a normal pool elevation unless engineer proves no other device will function properly.

Utilities

Potable Water Available

Waste Water Sewer will need to be extended to this site, request a feasibility from Zoning Commission Public Hearing

Kenny Treadway 336-373-2897, water and sewer flow tracking and confirmation will also need to be completed contact Jonathan Clapp 336-333-6502.

Airport Noise Cone

n/a

Landscaping Requirements

Sapp Rd. - Street Yard – minimum width 10’; 2 canopy trees per 100’, 17 shrubs per 100’.

Parking Lot 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.

5’ wide Vehicular Use Area buffer yard between any drives or parking and adjacent property line; 2 understory trees per 100’, 18 evergreen shrubs per 100’.

Tree Preservation Requirements

Acreage

Requirements

1.01 ac.

1% of lot size - for redevelopment

1% of disturbed area - for site changes greater than 3,000 sq. ft.

Transportation

Street Classification: Sapp Road – Local Street.
McClellan Place – Local Street.

Site Access: All access(es) 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 1 (West Wendover Avenue) is adjacent to subject site, along Sapp Road.

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-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 designates this location as **High Residential (over 12 d.u./acre)**. The requested **CD-C-M (Conditional District Commercial Medium)** zoning district is generally inconsistent with the **High Residential** GFLUM designation however, per City Council adopted policy, a GFLUM amendment is not required for re-zoning 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 **Growth Tier 1, Current Growth Area (2013 – 2019)**.

Connections 2025 Written Policies

Goal 4.3 – Growth at the Fringe: 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. Development will increase density and mix land uses at a pedestrian scale with sidewalks, bikeways, and where possible, public transit.

Policy 4F: Initiate a fringe area growth management framework comprising the following elements [see also Community Facilities, Services and Infrastructure Policy 9A.1]:

- Create a Fringe Area Land Use Plan in coordination with Guilford County;
- Establish a “tiered” approach that designates growth areas for staged development, annexation, and extension of public facilities within the water and sewer service boundary;
- Define specific criteria for water and sewer extensions and annexations;
- Initiate designation of the fringe as Greensboro's extraterritorial jurisdiction; and
- Establish a proactive plan to provide infrastructure (water, sewer, and roads) in advance of development, consistent with the growth “tiers” and Fringe Area Land Use Concept Plan.

Policy 4G: Improve the quality and patterns of development through incentives and regulatory guidelines.

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.

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 7A: Target city investment and regulatory policies for economic development.

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.

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

High Residential (over 12 d.u./acre): This category provides for high-density apartment dwellings, condominiums, life care, and similar housing types. Creating opportunities for this type of housing will become increasingly important to respond to demographic shifts and demand for affordable housing, and it is ideally suited near major activity and employment centers and in areas suitable for future transit service. Within this district, office buildings may also be accommodated.

Growth Tier 1, Current Growth Area (2013 – 2019): Where infrastructure systems are in place, can be economically provided and/or will be proactively extended and where continued annexation and consolidation of the City's development pattern shall be encouraged over the next six years.

CONFORMITY WITH OTHER PLANS

City Plans

Consolidated Plan 2010-2014: Plan for a Resilient Community

Principle 1 – Provide More Transportation Options:

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.

Goal C: Improve the safety of transportation systems and facilities, especially for vulnerable transportation users (children, seniors, handicapped adults, pedestrians, bicyclists).

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.

Sustainability Action Plan

Element 1) Transportation and Land Use:

Policy 1) Encourage increased density, a mix of land uses and more integrated links between transportation and land use through changes to Greensboro's Comprehensive Plan, Development Ordinance and other related plans.

Element 2) Green Jobs and Buildings:

Policy 3) Develop a coordinated City program to provide technical support, energy audits and education and outreach to increase energy efficiency and conservation in commercial and residential buildings.

Policy 4) Use a combination of code changes, incentives, partnerships and education to promote green building in Greensboro.

Policy 6) Promote more efficient use of water through education, partnerships and pilot projects.

Element 3) Waste Reduction and Recycling:

Policy 7) Employ a combination of expanded recycling infrastructure, regulations and incentives to increase Greensboro's solid waste diversion and recycling rates.

Element 6) Education and Outreach:

Policy 11) Provide technical support, awards and recognition to individuals and organizations furthering Greensboro's energy and sustainability efforts.

Other Plans

n/a

STAFF ANALYSIS AND RECOMMENDATION

Community Outreach

Applicant is strongly encouraged to discuss this proposed annexation and original zoning with owners of surrounding properties.

Staff Analysis

This 1.01-acre subject site is currently a vacant lot. North of the subject property, across Sapp Road, are single family dwellings zoned County RS-40. East of the subject property are single family residential dwellings zoned City CD-C-M. West of the subject property is a utility station zoned County GO-M. South of the request, fronting on West Wendover Avenue, is a place of religious assembly zoned County GO-M.

This original zoning request is accompanied by a voluntary annexation petition. The CD-C-M request is consistent with the current city zoning to the east and this property is intended to be incorporated into the adjacent lots to the east for future commercial development.

The Generalized Future Land Use Map designates this site as High Residential. This designation provides for high-density apartment dwellings, condominiums, life care, and similar housing types. Per City Council adopted policy, since this original zoning request excludes buildings from being constructed on this site per zoning condition an amendment to the Comprehensive Plan is not required.

Approving this request will address the Comprehensive Plan's Economic Development goal to promote a healthy and diversified economy. It will also promote the Growth at the Fringe goal

to promote sound, sustainable land use patterns that provide for the efficient provision of public services and facilities at the fringe of the city. As conditioned, the applicant limits proposed uses and excludes the development of any buildings on site, resulting in green space at edge of the adjacent future commercial development to the east along Sapp Road.

This request is consistent with the intent and purpose of the zoning code, the Comprehensive Plan (Connections 2025) and is generally compatible with the existing development and trend in the surrounding area.

Staff Recommendation

Staff recommends **approval** of the requested **City-CD-C-M** (Conditional District-Commercial-Medium) zoning district request.