



# Z-15-07-003

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

Zoning Commission Hearing Date: August 10, 2015

### GENERAL INFORMATION

<b>APPLICANT</b>	Stephen Klee on behalf of David A. Crater
<b>HEARING TYPE</b>	Rezoning Request
<b>REQUEST</b>	<b>R-5</b> (Residential Single-Family) to <b>CD-O</b> (Conditional District-Office)
<b>CONDITIONS</b>	1. Tax parcels 0025316 (4405 United St) and 0025315 (4411 W Market St) will record an instrument to combine the two parcels prior to any utilization of tax parcel 0025316 for parking. 2. No structure will be placed on this property.
<b>LOCATION</b>	<b>4405 United Street</b>
<b>PARCEL ID NUMBER(S)</b>	<b>7844740880</b>
<b>PUBLIC NOTIFICATION</b>	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). <b>96</b> notices were mailed to those property owners in the mailing area.
<b>TRACT SIZE</b>	~0.65 Acres
<b>TOPOGRAPHY</b>	Primarily flat
<b>VEGETATION</b>	None

### SITE DATA

<b>Existing Use</b>	Single family dwelling
<b>Adjacent Zoning</b>	<b>Adjacent Land Uses</b>
N LI (Light Industrial)	Convenience store with fuel pumps
E R-5 (Residential Single-Family)	Single family dwellings
W O (Office)	Office space
S R-5 (Residential Single-Family)	Single family dwellings

**Zoning History**

Case #	Date	Request Summary
N/A	N/A	The subject property has been zoned R-5 (residential single-Family) since the adoption of the Land Development Ordinance in July 2010. Prior to the adoption of the LDO, the property was zoned RS-7.

**ZONING DISTRICT STANDARDS**

Zoning District Designation:	Existing <b>(R-5)</b>	Requested <b>(CD-O)</b>
Max. Density:	5.0 units per acre or less	N/A
Typical Uses	Primarily intended to accommodate low-density single-family detached residential developments.	Primarily intended to accommodate office, institutional, supporting service and other uses.

**District Summary \***

*\*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, non-watersupply watershed

Floodplains                      N/A

Streams                            N/A

Other:                              If >1acre is disturbed and Built Upon Area is increased, site must meet current Phase 2 requirements. Water Quality and water quantity must be addressed

**Utilities**

Potable Water                    N/A

Waste Water                      N/A

**Airport Noise Cone**

n/a

**Landscaping & Tree Conservation Requirements**

Street planting yards must be installed abutting public street rights-of-way. The required street planting yard must have a minimum width of 10 feet (as 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 allowed driveways.

Adjacent to residential lot: Type B buffer yard with an average width of 25' that includes 3 canopy trees, 5 understory trees, & 25 shrubs per 100 linear feet.

Adjacent to park: Type C buffer yard with an average width of 15' that includes 2 canopy trees, 3 understory trees, & 17 shrubs per 100 linear feet.

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 for required parking spaces: 1 canopy tree per 12 spaces

**Tree Conservation Requirements**

**Acreage**

**Requirements**

.65 ac.

1% of lot size

**Transportation**

Street Classification:

W. Market Street – Major Thoroughfare.  
 United Street – Collector Street.  
 Lehigh Street – Local Street.

Site Access:

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

Traffic Counts:

W Market Street ADT: 18,202 (GDOT, 2015)  
 United Street ADT: 3,658 (GDOT, 2015)

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 9 (West Market Street) within 100 ft of the subject site, along W. Market Street.

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-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 generally consistent with the **Mixed Use Commercial** GFLUM designation. The Growth Strategy Map designates the subject site as being within the **West Market Street Reinvestment Corridor**.

**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 4B:** Target capital investments to leverage private 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.

**Policy 4D:** Identify potential opportunities and selectively target, plan and promote development/reuse initiatives.

**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.

**Housing and Neighborhood, Goal 6:** Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

**Policy 6C:** Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

**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.

**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.

**Reinvestment Corridor:** 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). More specifically, Reinvestment Corridors are older commercial corridors that would benefit from significant public and private investment to enhance their economic viability and strengthen adjacent neighborhoods.

## **CONFORMITY WITH OTHER PLANS**

### **City Plans**

#### ***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 rezoning and development with owners of surrounding properties and with representatives of the Highland Park neighborhood, within which the subject site is located, and the adjacent Starmount Forest neighborhood, located to the north.

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).

### **Staff Analysis**

This 0.65-acre subject site is currently a single family dwelling. North of the request is zoned LI (convenience store with fuel pumps and mini storage facility). South and east of the request transitions to R-5 (residential single family dwellings). West of the request is zoned O (existing office building).

The Comprehensive Plan designates this area as 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.

The Office district is primarily intended to accommodate office, institutional, supporting service and other uses. The CD-O rezoning request, as conditioned, is limited to a parking facility to support the existing office building located immediately to the west. As such, this request can serve as a transition between the residential single family dwellings to the east and south of the request and the industrial and commercial districts to the north and west of the request, along West Market Street. Further, the Land Development Ordinance will require appropriate screening of the proposed parking area from the adjacent single family dwellings to the south and east to limit potential negative impacts.

**Staff Recommendation**

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