



Z-15-10-008

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

Zoning Commission Hearing Date: October 19, 2015

GENERAL INFORMATION

APPLICANT	Brian Pearce on behalf of Guilford Child Development
HEARING TYPE	Rezoning Request
REQUEST	R-5 (Residential Single-Family) to CD-O (Conditional District-Office)
CONDITIONS	1. Maintain the existing structure without expansion.
LOCATION	1205 Arlington Street
PARCEL ID NUMBER(S)	786405224
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). 71 notices were mailed to those property owners in the mailing area.
TRACT SIZE	~0.18 Acres
TOPOGRAPHY	Primarily flat
VEGETATION	Residential

SITE DATA

Existing Use	Single family dwelling
Adjacent Zoning	Adjacent Land Uses
N R-5 (Residential Single-Family)	Single family dwelling
E R-5 (Residential Single-Family)	Single family dwellings
W LI (Light Industrial)	Guilford Child Development facility
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 site was zoned RS-7 (Residential Single-Family).

ZONING DISTRICT STANDARDS

Zoning District Designation:	Existing (R-5)	Requested (CD-O)
Max. Density:	5.0 units per gross acre	N/A
Typical Uses	Primarily intended to accommodate low-density single-family detached residential development	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

The subject site is located within the Central Business Overlay Zone, which prohibits establishment of new outdoor advertising signs therein.

Environmental/Soils -

Water Supply Watershed Site drains to South Buffalo Creek, non-watersupply watershed

Floodplains N/A

Streams Perennial stream onsite will require a 50ft Jordan stream buffer measured from top of bank each side. See LDO Chp. 30-12-3.9 for Stream Buffer requirements.

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 Available

Waste Water Available

Airport Noise Cone

n/a

Landscaping & Tree Conservation Requirements

N/A

Transportation

Street Classification: Arlington Street – Collector Street.
Andrew Street – Local Street.

Site Access: All access(s) 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 13 (Martin Luther King Jr. Drive) is within 0.30 mi of the subject site, along Elm 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 **Low Residential (3-5 d.u./acre)**. The requested **CD-O (Conditional District Office)** zoning district, as conditioned, is generally consistent with the **Low Residential (3-5 d.u./acre)** GFLUM designation. The Growth Strategy Map designates the subject site as being within the **South Elm-Eugene Street / Martin Luther King Jr. Drive 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 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.

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

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). 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

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.

Arlington Park Redevelopment Plan

Plan Objectives:

The Redevelopment Plan for this area, when carried out as hereinafter delineated, will accomplish the following objectives:

- a) Remove structurally substandard buildings; and
- b) Encourage extensive rehabilitation.

Types of Proposed Action:

The Redevelopment Commission of Greensboro will purchase all properties so designated on Map RP-5, "Land Acquisition". It will be the responsibility of the Redevelopment Commission to relocate all families and individuals living in these properties to safe, sanitary, decent housing. Removal of all existing structures scheduled for demolition will also be the responsibility of the Redevelopment Commission of Greensboro.

The City of Greensboro will design, finance, and supervise the construction or reconstruction of streets, sewers, water mains and storm drainage.

The Redevelopment Commission of Greensboro will dispose of all acquired land for redevelopment in accordance with Map RP-2 "Land Use Plan" and subject to the restrictions and controls contained herein.

Proposed Land Uses:

The existing pattern of land uses will be retained, see Map RP-2. Most of the neighborhood will be devoted to single-family development.

Land Use Provisions and Building Requirements:

Property acquired and sold by the Redevelopment Commission of Greensboro will be reused for single-family purposes. The provisions of the City of Greensboro Zoning Ordinance, as amended, will control.

Restrictions on Uses of Land:

No covenant, agreement, lease, conveyance, or other instruments shall be effected or executed by the Redevelopment Commission of Greensboro or the purchasers or lessees from it (or any successors in interest or such purchasers or lessees), which restrict land in the project area on the basis of creed, race, or color in the sale, lease, or occupancy thereof.

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 Arlington Park Neighborhood, within which the subject site is located.

Based on the absence of complete sidewalk connections in the vicinity, long term safety and accessibility for users and employees at the subject site would be greatly enhanced by the presence of continuous sidewalks along both sides of Arlington Street, Burtner Street, and Andrew Street.

Staff Analysis

This 0.18-acre subject site is currently a single family dwelling. North, east and south of the request is zoned R-5 (single family dwellings). West of the request, across Arlington Street is zoned LI (Guilford Child Development facility).

The Generalized Future Land Use Map designates this site as Low Residential. The Low Residential designation includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within a density range of 3 to 5 dwelling units per gross acre.

The Office district is primarily intended to accommodate office, institutional, supporting service and other uses. The subject site is located in an area with transitioning zoning, including residential and industrial uses. Development standards, including landscape requirements and the preservation of the existing residential structure, will protect adjacent residential properties while providing additional services in close proximity to these residences. Further, the proposed request supports the Comprehensive Plan's Economic Development goal to promote a healthy and diversified economy.

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 **CD-O** (Conditional District-Office) zoning district.