



Z-15-11-005

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

Zoning Commission Hearing Date: November 16, 2015

GENERAL INFORMATION

APPLICANT Greensboro-Summit FDS 712258, LLC on behalf of George Humble

HEARING TYPE Original Zoning & Rezoning Request

REQUEST **County RS-30** (Residential Single-Family) & **City-R-3** (Residential Single-Family) to **City CD-C-L** (Conditional District-Commercial-Low)

CONDITIONS

1. All uses permitted in the C-L district except drive thru facilities and convenience stores with fuel pumps.
2. The maximum building height shall be limited to 50 feet.
3. Building exteriors shall consist of 50% brick or stone veneer and shall be similar in architecture to surrounding buildings.
4. There shall be pedestrian walkways connecting to abutting properties.
5. The gross floor area of the proposed building shall not exceed 9,000 square feet.

LOCATION **4900 & 4908 Summit Avenue**

PARCEL ID NUMBER(S) **7887021246 & 7887022388**

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

TRACT SIZE ~0.7484 Acres Rezoning & .9516 Acres Original Zoning

TOPOGRAPHY Primarily flat

VEGETATION Undeveloped wooded area & residential

SITE DATA

Existing Use Undeveloped & Single-family dwelling

Adjacent Zoning

Adjacent Land Uses

N	City-R-5 (Residential Single-Family)	Single family dwellings
	County-RS-30 (Residential Single-Family)	Single family dwellings

E	County-RS-30(Residential Single-Family) County-HB (Highway Business)	Single family dwellings Auto repairs and services
W	City-C-L (Commercial-Low)	Restaurant without a drive-thru
S	City-R-3(Residential Single-Family) County-RS-30 (Residential Single-Family)	Single family dwellings Place of Worship

Zoning History

Case #	Date	Request Summary
N/A	N/A	A portion of the property has been zoned R-3 (Residential Single-Family) since the adoption of the Land Development Ordinance (LDO) on July 1, 2010. Prior to the LDO, the property was zoned RS-12 (Residential Single-Family).
N/A	N/A	A portion of the property is not currently located in the City's planning jurisdiction.

ZONING DISTRICT STANDARDS

Zoning District Designation:	Existing (R-3)	Existing (RS-30)	Requested (CD-C-L)
Max. Density:	3.0 units per acre or less	1.3 units per acre or less	N/A
Typical Uses	Primarily intended to accommodate low-density single-family detached dwellings.	Primarily intended to accommodate low density single-family detached dwellings on large lots in areas without access to public water and wastewater services.	Conditioned to all uses permitted in the C-L district except drive thru facilities and convenience stores with fuel pumps.

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

Subject site is located in the SCOD-1 (Scenic Corridor Overlay District 1) of the Greensboro Urban Loop. Consult the Scenic Corridor Overlay Districts Design Manual, for detailed applicable requirements and design guidelines.

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 Available, depending upon development water and sewer may need to be extended/upgraded, funding by developer.

Waste Water Available, depending upon development water and sewer may need to be extended/upgraded, funding by developer.

Airport Noise Cone

n/a

Landscaping & Tree Conservation Requirements

Street Yard: 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.

Buffer Yard: Adjacent to residential use: Type B buffer yard with an average width of 25', and a planting rate of 3 canopy trees, 5 understory trees, and 25 shrubs per 100 linear feet. Adjacent to Religious Assembly, LUC 3: See Vehicular Use Area buffer below

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 for required parking spaces: 1 canopy tree per 12 spaces

Tree Conservation Acreage

Requirements

.55 ac. 1% of lot size for a new development;
1% of disturbed area for an expansion

Transportation

Street Classification: Summit Avenue – Minor Thoroughfare.
Pineneedle Drive – Collector Street.

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

Traffic Counts: Summit Avenue ADT = 7,400 (NCDOT, 2011).

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 15 (Yanceyville Street / Brightwood School Road) is within 50 ft. of the 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, as conditioned, 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-C-L (Conditional District-Commercial-Low)** zoning district is generally inconsistent with the **Low Residential (3-5 d.u./acre)** GFLUM designation, however, per City Council adopted policy, a GFLUM amendment is not required for rezoning requests for neighborhood-oriented non-residential or mixed uses in residentially designated areas if limited to the Commercial-Neighborhood (C-N), Commercial-Low (C-L), Mixed Use-Low (MU-L), or Mixed Use-Medium (MU-M) zoning districts and if:

- Public assembly spaces are limited to neighborhood scale;
- Maximum heights are limited to 50 feet;
- Total square footage for all buildings is limited to 20,000 square feet. If a mixed use project any residential or office on upper floors would not count towards this total if the ground floor is used solely for non-residential purposes; and
- Proposal incorporates similar architectural features and clear pedestrian connections to adjacent residential development.

The Growth Strategy Map designates the subject site as being within Growth Tier 1, Current Growth Area (2013 – 2019).

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.

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

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.

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 Summit Avenue and Brightwood School Road / Pineneedle Drive.

Staff Analysis

This combined 1.7364 acre subject site is currently a combination of a single family dwelling and undeveloped property. North of the request is zoned both City-R-5 and County-RS-30 and contains single family dwellings. West of the request is zoned City C-L (restaurant without a drive thru). South of the request is zoned City-R-3 and County-RS-30, containing a combination of single family dwellings and a place of worship. East of the request is zoned County-RS-30 (single family dwelling) and County-HB (auto repairs and services).

The Generalized Future Land Use Map designates this site as Low Residential. The Low Residential category 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. Per City Council adopted policy, Generalized Future Land Use Map amendments are not required if a rezoning request is for neighborhood-oriented non-residential or mixed uses in residentially designated areas under certain zoning districts including the Commercial-Low zoning district. Such rezoning requests to neighborhood oriented non-residential districts must limit public assembly spaces to neighborhood scale, maximum height 50 feet, total square footage for all buildings to a maximum of 20,000 square feet, and incorporate similar architectural features and clear pedestrian connections to adjacent residential development.

The C-L, Commercial-Low district is primarily intended to accommodate low intensity shopping and services close to residential areas. Though the broader pattern of development in the area around the requested site is more rural in character, there are several factors that lend support to the transition of non-residential uses at this location. First, the proximity of existing non-residential uses, including a place of religious assembly, auto repair business and restaurant without a drive thru. Second, the high volume of traffic utilizing Summit Avenue. Third, the lack of retail services in close proximity to the neighboring community. Lastly, the proposed request supports the Comprehensive Plan's Economic Development goal to promote a healthy and diversified economy.

As conditioned, the proposed CD-C-L zoning district balances the need for additional services in the area while limiting potential negative impacts on nearby residential areas.

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-C-L** (Conditional District-Commercial-Low) zoning district.