



Z-15-12-003

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

Zoning Commission Hearing Date: December 21, 2015

GENERAL INFORMATION

APPLICANT Ryan Quinby, QI Signs & Lighting, LLC on behalf of Fellowship Presbyterian Church

HEARING TYPE Rezoning Request

REQUEST **R-3** (Residential Single-Family) to **CD-C-M** (Conditional District-Commercial-Medium)

CONDITIONS

1. Uses shall be limited to a place of worship and accessory uses.
2. The existing structures shall be maintained without expansion.

LOCATION **2005 New Garden Road**

PARCEL ID NUMBER(S) **7846569752**

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

TRACT SIZE ~11.91 Acres

TOPOGRAPHY Undulating

VEGETATION Residential

SITE DATA

Existing Use Place of worship and accessory uses

	Adjacent Zoning	Adjacent Land Uses
N	CD-C-H (Conditional District-Commercial-High)	Retail sales and services
E	CD-O (Conditional District-Office)	Office park
W	RM-12 (Residential Multi-Family)	Multifamily dwellings
S	PUD (Planned Unit Development) R-3 (Residential Single-Family)	Office space Single family dwellings

Zoning History

Case #	Date	Request Summary
N/A	N/A	The subject property has been zoned R-3 (Residential Single-Family) since the adoption of the Land Development Ordinance (LDO) July 1, 2010. Prior to implementation of the LDO, the property was zoned RS-12 (Residential Single-Family)

ZONING DISTRICT STANDARDS

Zoning District Designation:	Existing (R-3)	Requested (CD-C-M)
Max. Density:	A maximum of 3.0 units per acre or less.	N/A
Typical Uses	Primarily intended to accommodate low-density single-family detached residential development.	Conditioned to place of worship and accessory uses only.

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 New Garden Road Visual Corridor Overlay Zone, which prohibits establishment of new outdoor advertising signs therein.

Environmental/Soils -

Water Supply Watershed	Site drains to Greensboro Watersupply Watershed, Horse Pen Creek
Floodplains	Onsite, if disturbance is planned within the FEMA 1% Special Flood Hazard Area, a Floodplain Development Permit will be required
Streams	Perennial streams require a 50ft stream buffer measure from top of bank each side. See LDO Chp. 30-12-3.9 for Allowances and Restrictions with the stream buffer zones.
Other:	Maximum BUA for High Density development is 70% unless Density Averaging is proposed. Site must meet water supply watershed requirements. Site is also located within the 5 statute mile radius of the PTI Airport, no BMP shall be used that holds a normal pool elevation unless documentation is provided to show that only a bmp that holds a normal pool will work for the site.

Utilities

Potable Water	Available
Waste Water	Available

Airport Noise Cone

n/a

Landscaping & Tree Conservation Requirements

Landscaping will not be required until such time as there is an expansion of use such as accessory structures or expansion of the parking lot. At that time landscaping requirements will include:

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 multi-family residential lots: Type C buffer yard with an average width of 15' that includes 2 canopy trees, 3 understory trees, & 17 shrubs per 100 linear feet. Adjacent to commercial property: Vehicular Use Area buffer yard (see below) between any parking lots or drive aisles and the adjacent property line.

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, in islands or medians within the parking lot.

Tree Conservation

Tree Conservation will not be required until such time as there is additional development on the property that exceeds 3,000 sq. ft. of disturbed area. At that time the requirements will be:

Acreage	Requirements
>10 ac.	10% of disturbed area for an expansion

Transportation

Street Classification: New Garden Road – Major Thoroughfare.
Richfield Road – Local Street.

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

Traffic Counts: New Garden Road ADT = 23,904 (GDOT, 2014).

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 exist along the New Garden Road frontage of this property.

Transit in Vicinity: Yes, GTA Route 8 (Battleground Avenue) is within 1,100 ft of the subject site, along Battleground 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-M (Conditional District – Commercial Medium)** 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 **Moderate Residential (5-12 d.u./acre)**. The requested **CD-C-M (Conditional District – Commercial Medium)** zoning district is generally inconsistent with the **Moderate Residential (5-12 d.u./acre)** GFLUM designation. However, as conditioned, and per City Council adopted policy, a GFLUM amendment is not required for rezoning requests that do not involve a significant physical change resulting in new or expanded structures. The Growth Strategy Map also designates the subject site as being within the **Battleground Avenue / New Garden Road Activity Center**.

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.

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

Moderate Residential (5-12 d.u./acre): This category accommodates housing types ranging from small-lot, single-family detached and attached single-family dwellings such as townhomes to moderate density, low-rise apartment dwellings.

Activity Center: Activity Centers are existing or anticipated future concentrations of uses that function as destinations or hubs of activity for the surrounding area. Typically located in areas of mixed use

shown on the Generalized Future Land Use Map, such centers are intended to include features such as a mix of higher intensity uses (housing, retail, office, etc.), compact development patterns, and pedestrian and transit linkages. A one-half mile radius (considered the limit of a comfortable walk) is shown around each activity center except for the Downtown, which functions as an activity center for the entire City. It should be noted that the locations shown on the Generalized Future Land Use Map are conceptual and do not preclude the development of Activity Centers in other locations where they would support the goals and policies of the Comprehensive Plan.

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.

Staff Analysis

This 11.91-acre subject site is currently a place of worship and accessory uses. North of the request is zoned CD-C-H (retail sales and services). East of the request is CD-O (office space). South of the request the zoning transitions from PUD (office) to R-3 (single family dwellings). West of the request is zoned RM-12 (multifamily dwellings).

The Generalized Future Land Use Map designates this site as Moderate Residential. The Moderate Residential designation accommodates housing types ranging from small lot, single-family detached and attached single-family dwellings such as townhomes to moderate density, low-rise apartment dwellings, generally in the density range of 5-12 units/acre.

The C-M, Commercial-Medium, District is primarily intended to accommodate a wide range of retail, service and office uses.

As conditioned, this CD-C-M request limits uses to a place of worship and accessory uses. Although the C-M zoning district generally is intended to accommodate retail, service and office uses, a place of worship is permitted in all zoning districts. A place of worship is also considered a neighborhood supporting use that is consistent with all of the Comprehensive Plan's residential Future Land Use classifications.

Based on staff's assessment of development in close proximity to this request, the addition of a condition addressing the size and scale of potential signage is important to ensuring compatibility with adjacent development. It is staff's understanding that the applicant is prepared to introduce a condition limiting signage to one ten (10) foot tall monument sign.

Approving this request will address the Comprehensive Plan's goal to promote a healthy, diversified economy. It will also promote the Reinvestment/Infill Goal to promote sound investment in Greensboro's urban 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-M** (Conditional District-Commercial-Medium) zoning district with the additional condition limiting signage for compatibility with adjacent development.