



Z-15-12-004

**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 Charity Baptist 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 **4079 Battleground Avenue**

PARCEL ID NUMBER(S) **7847169815**

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

TRACT SIZE ~7.43 Acres

TOPOGRAPHY Undulating

VEGETATION Wooded & Residential

SITE DATA

Existing Use	Place of worship and accessory uses
Adjacent Zoning	Adjacent Land Uses
N R-3 (Residential Single-Family)	Single family dwellings
E R-3 (Residential Single-Family)	Undeveloped and single family dwellings
W R-3 (Residential Single-Family)	Single family dwellings
S R-3 (Residential Single-Family)	Primarily undeveloped

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-40 (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 a 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

n/a.

Environmental/Soils -

Water Supply Watershed Site drains to Greensboro Watersupply Watershed, Brush Creek, Watershed Critical Area Tier 4

Floodplains N/A

Streams N/A.

Other: If sewer is available, the maximum BUA for High Density development is 40%, if no sewer is available then 12% BUA is allowed. Site must meet watershed requirements, water quality and water quantity must be addressed. 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 Sewer will need to be extended to serve the property, funding by developer.

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 single-family residential lots: 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 vacant 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
7.43 ac.	5% of lot size for a new development; 5% of disturbed area for an expansion

Transportation

Street Classification:	Battleground Avenue – Major Thoroughfare. Katie Drive – Local Street.
Site Access:	All access(s) must be designed and constructed to the City of Greensboro standards.
Traffic Counts:	Battleground Avenue ADT = 24,000 (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 exist along the frontage of this property.
Transit in Vicinity:	No.

Traffic Impact Study: (TIS) No TIS required per TIS Ordinance.

Street Connectivity: N/A.

Other: This site is within the limits of the US 220 Widening Project that is currently under construction and is scheduled to be completed late 2016.

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 **Low Residential (3-5 d.u./acre)**. The requested **CD-C-M (Conditional District – Commercial Medium)** zoning district is generally inconsistent with the **Low Residential (3-5 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.

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

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.

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 adjacent Laurel Run Neighborhood, situated to the south of the subject site.

Staff Analysis

This 7.43-acre subject site is currently a place of worship and accessory uses. North, east, west and south of the request is all zoned R-3 (combination of single family dwellings and undeveloped property).

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.

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 the applicant is prepared to introduce a condition

limiting signage to a maximum height of fifteen (15) feet tall as measured from the grade of Battleground Avenue. With the added condition, staff has determined the site would be compatible with adjacent development.

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.