



# Z-16-01-004

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

Zoning Commission Hearing Date: January 13, 2016

### GENERAL INFORMATION

<b>APPLICANT</b>	Sam Simpson on behalf of Genuity Partners, LLC
<b>HEARING TYPE</b>	Rezoning Request
<b>REQUEST</b>	<b>CD-O</b> (Conditional District-Office) to <b>CD-O</b> (Conditional District-Office)
<b>CONDITIONS</b>	<ol style="list-style-type: none"><li>1. The following uses allowed in the Office District shall be permitted: Professional and Personal Services office, Medical and Dental offices, daycare center, educational facility, tourist house (bed and breakfast), and retreat center.</li><li>2. Up to two (2) residential dwelling units shall be permitted.</li><li>3. The existing structure will be maintained.</li></ol>
<b>LOCATION</b>	<b>507 North Church Street</b>
<b>PARCEL ID NUMBER(S)</b>	<b>7864784844</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>66</b> notices were mailed to those property owners in the mailing area.
<b>TRACT SIZE</b>	~0.683 Acres
<b>TOPOGRAPHY</b>	Undulating
<b>VEGETATION</b>	Residential

### SITE DATA

<b>Existing Use</b>	One single family dwelling and office space
<b>Adjacent Zoning</b>	<b>Adjacent Land Uses</b>
N R-7 (Residential Single-Family)	Single family dwellings
E O (Office)	Professional services
W R-7 (Residential Single-Family)	Single family dwellings
RM-26 (Residential Multifamily)	Multifamily dwellings
S O (Office)	Undeveloped, office space

**Zoning History**

Case #	Date	Request Summary
3305	12/07/2004	The subject property was rezoned from CD-LB to CD-GO-M with the following conditions: 1. Use limited to professional offices and one residential dwelling unit. 2. The existing structure will be retained.

**ZONING DISTRICT STANDARDS**

Zoning District Designation:	Existing (CD-O)	Requested (CD-O)
Max. Density:	N/A	N/A
Typical Uses	The property is currently conditioned to professional offices and one residential dwelling unit.	The proposal is conditioned to professional and personal services office, medical and dental offices, daycare center, educational facility, tourist house (bed and breakfast), and retreat center.

**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 in the North Elm Street Visual Corridor Overlay Zone and the Central Business Overlay Zone, both of which prohibit establishment of new outdoor advertising signs therein.

The subject site is also located in the Fisher Park Local Historic District. Additions, exterior alterations, or exterior repairs to existing buildings; construction of new buildings; installation of fences, decks, or other physical changes; or landscape changes must meet Greensboro Historic District Guidelines. Consult the Greensboro Historic District Program Manual and Design Guidelines for detailed applicable requirements.

The subject site is also located in the Fisher Park National Register Historic District. The structure on the site is identified as the Dixon-Leftwich-Murphy House, and is listed on the National Register of Historic Places. Built between 1870 and 1875, the structure consists of an original two-story, three-bay Gothic Revival style main brick block; a brick addition; and a gabled two-story frame rear addition. It has Italianate style details, a complex hipped roof with steep cross gables, a brick front porch added about 1920, and an enclosed two-tier rear porch. The structure and property were added to the National Register in 1982.

**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

Waste Water Available

**Airport Noise Cone**

n/a

**Landscaping & Tree Conservation Requirements**

Landscaping and Tree Conservation will not be required until there is expansion or new development on the property. At that time the following would be required:

**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: Type C buffer yard, with an average width of 15', and a planting rate of 2 canopy trees, 3 understory trees, & 17 shrubs per 100 linear feet. Adjacent to vacant property or multi-family residential: Vehicular Use Area buffer yard (see below) between any parking lot or drive aisle 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**

**Acreage**

.683 acres

**Requirements**

1% of parcel for new development

**Transportation**

Street Classification: North Church Street – Major Thoroughfare.  
Leftwich Street – Local Street.

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

Traffic Counts: North Church Street ADT = 7,658 (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 exist along the frontage of this property.

Transit in Vicinity: Yes, GTA Route 17 (Lawndale Drive) is within 600 ft of subject site, along E Smith 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, 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 **Mixed Use Central Business District**. The requested **CD-O (Conditional District - Office)** zoning district, as conditioned, is generally consistent with the **Mixed Use Central Business District** GFLUM designation.

**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**

**Mixed Use Central Business District:** This designation applies only in and around Downtown Greensboro. It emphasizes the urban character and the mix and intensity of activities uniquely suited to the central city. This designation is intended to permit a true mix of all uses, except heavy industrial, at the highest levels of scale and density within the City and with unique development standards tailored to the urban character of Downtown. It is particularly important to move the Downtown towards becoming a center of activity not only in the day, but also at night and during weekends, by promoting a mix of commercial, entertainment, residential, and other uses (see policies and narrative in Section 4.5.2). To help achieve this goal, creative forms of housing, such as lofts within restored historic structures and residential units in the often unoccupied second stories above ground-level retail, should be 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 Fisher Park Neighborhood, within which the subject site is located.

Based on the proximity of the subject site to the Central Business District, the planned Downtown Greenway, and planned bicycle lanes on North Church Street, long term quality of life for future residents, patrons, and/or employees at this proposed re-zoning and development would be greatly

enhanced by provision of secure, convenient bicycle parking.

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); and
- Economic Development Impact Zone 1 (local).

### **Staff Analysis**

This 0.683-acre subject site is currently developed with a single family dwelling and office space. North of the request are single family dwellings (R-7). East and south of the request is a combination of professional services and undeveloped property (O). West of the request transitions between multifamily dwellings and single family dwellings (RM-26 and R-7).

The Generalized Future Land Use Map designates this site as Mixed Use Central Business District. This designation applies only in and around Downtown Greensboro. It emphasizes the urban character and the mix and intensity of activities uniquely suited to the central city. The designation is intended to permit a true mix of all uses, except heavy industrial, at the highest levels of scale and density within the City and with unique development standards tailored to the urban character of Downtown.

The Office designation is intended to accommodate office, institutional, supporting service and other uses. As conditioned, uses will be limited to Professional and Personal Services office, Medical and Dental offices, daycare center, educational facility, tourist house (bed and breakfast), retreat centers, and a maximum of two residential dwelling units.

Approving this request will help 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. It also provides supports the 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.