



Z-16-01-002

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

Zoning Commission Hearing Date: January 13, 2016

GENERAL INFORMATION

APPLICANT	Kotis Holdings, LLC
HEARING TYPE	Rezoning Request
REQUEST	C-L (Commercial-Low) to C-M (Commercial-Medium)
CONDITIONS	N/A
LOCATION	4711-4721 Lawndale Drive
PARCEL ID NUMBER(S)	7857318043
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). 59 notices were mailed to those property owners in the mailing area.
TRACT SIZE	~0.77 Acres
TOPOGRAPHY	Primarily flat
VEGETATION	Commercial

SITE DATA

Existing Use Vacant strip center, former retail sales and services

	Adjacent Zoning	Adjacent Land Uses
N	CD-RM-5 (Conditional District-Residential Multifamily)	Undeveloped and multifamily dwellings
E	RM-12 (Residential Multifamily)	Multifamily dwellings
W	RM-8 (Residential Multifamily)	Multifamily dwellings
S	C-L (Commercial-Low)	Retail sales and services

Zoning History

Case #	Date	Request Summary
N/A	N/A	The subject property is currently zoned C-L (Commercial-Low). Prior to the adoption of the Land Development Ordinance in July 2010, the property was zoned LB (Limited Business).

ZONING DISTRICT STANDARDS

Zoning District Designation:	Existing (C-L)	Requested (C-M)
Max. Density:	N/A	N/A
Typical Uses	Primarily intended to accommodate low intensity shopping and services close to residential areas.	Primarily intended to accommodate a wide range of retail, service and office 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 SCOD-2 (Scenic Corridor Overlay District 2) 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 Lake Jeanette, Greensboro watersupply watershed

Floodplains Onsite

Streams 50ft Jordan Stream buffers apply

Other: Existing Built Upon Area is grandfathered. Max.BUA for site is 70%. If any additional BUA is proposed site must meet watershed requirements, Water Quality and water quantity must be addressed. All the new BUA must be treated by a State approved water quality BMP and any existing BUA be treated to the maximum extent practicable.

Utilities

Potable Water Available

Waste Water Available

Airport Noise Cone

n/a

Landscaping & Tree Conservation Requirements

Site is in the Urban Loop Scenic Corridor SCO-2 buffer zone. Landscaping requirements within the SCO-2 zone are:

Adjacent to the highway right-of-way: An undisturbed buffer an average of 30 feet in width. If there are no existing canopy or understory trees in the buffer then 4 canopy trees and 4 understory trees must be planted per 100 l.f. If there are no existing trees in the buffer, the width of the buffer may be reduced by 10' with the installation of a 5' high berm suitable for planting, or an opaque wall or fence at least 5' tall, and a planting rate of 7 canopy trees and 10 understory trees per 100 l.f.

Street Yard: A secondary natural buffer shall be maintained for a distance of 200 feet along any street right-of-way intersecting the highway right-of-way. The width of the buffer is 30' adjacent to the highway buffer, and tapers down to 10' at its termination. The planting rate is 1 canopy tree per 600 square feet of buffer area, and one understory tree per 375 sq. ft. of buffer area.

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.

Parking lot:

Trees for required parking spaces: For parking lots with fewer than 100 spaces, 1 canopy tree per 8 spaces, in islands or medians within the parking lot.

Tree Conservation

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

Transportation

Street Classification:	Lawndale Drive – Major Thoroughfare. Cotswold Avenue – Collector Street.
Site Access:	All access(s) must be designed and constructed to the City of Greensboro standards.
Traffic Counts:	Lawndale Drive ADT = 22,875 (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 frontage of this property.

Transit in Vicinity: Yes, GTA Route 17 (Lawndale Avenue) is adjacent to subject site, along Lawndale Avenue.

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

Street Connectivity: N/A.

Other: Site is within the limits of the NCDOT's Western Urban Loop Project (U-2524) scheduled to begin construction in 2016.

IMPACT ANALYSIS

Land Use Compatibility

The proposed **C-M (Commercial - Medium)** 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 **Moderate Residential (5-12 d.u./acre)**. The requested **C-M (Commercial - Medium)** zoning district is generally inconsistent with the **Moderate Residential (5-12 d.u./acre)** GFLUM designation. However, per City Council adopted policy, a GFLUM amendment is not required for rezoning requests that are less than one acre, or 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.

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

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.

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 nearby Battle Forest Neighborhood.

Based on the proximity of the subject site to the Battleground Parks District (inclusive of the Greensboro Science Center, Country Park, Guilford Courthouse National Military Park, Forest Lawn Cemetery, Lewis Recreation Center, and the Atlantic & Yadkin Greenway), as well as the planned Sweetgum Greenway, which is anticipated to pass by the northwest corner of the site, long term safety and accessibility for patrons and employees at the subject site would be greatly enhanced by provision of secure, convenient bicycle parking.

Staff Analysis

This 0.77-acre subject site is currently developed with a vacant strip center, previously occupied by retail sales and services. West, north and east of the request are multifamily dwellings (RM-8, CD-RM-5 and RM-12). South of the request are retail sales and services (C-L).

The Generalized Future Land Use Map designates this site as Moderate Residential. 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. This C-M rezoning request does not trigger a Generalized Future Land Use Map amendment because it qualifies for a City Council adopted exemption due to being less than one acre in size.

The C-M request is consistent with the land uses established south of the request and the list of potential uses is compatible with existing adjacent development to the west, north and east. 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 **C-M** (Commercial-Medium) zoning district.