



GREENSBORO
NORTH CAROLINA

PLANNING

Z-16-02-001

Zoning Staff Report and Plan Amendment Evaluation
Zoning Commission Hearing Date: February 15, 2016

GENERAL INFORMATION

APPLICANT	Jerry Hayes on behalf of Well-Spring Retirement Community, Inc.
HEARING TYPE	Rezoning Request
REQUEST	O (Office) & CD-O (Conditional District-Office) to CD-O (Conditional District-Office)
CONDITIONS	1. Uses limited to a continuing care retirement community with a maximum of 300 dwelling units in a mixture of apartment buildings, cluster homes, duplexes and detached cottages for independent living; a maximum of 80 licensed long-term health care beds (in a mixture of skilled and intermediate nursing care beds); a maximum of 120 assisted care (Home for Aged) beds; dining and recreation rooms for residents and patients, including lounges, craft rooms and meeting rooms together with incidental facilities for use of residents only, including, without limitation, medical care facilities, gift and personal items shops, barber shops, library, branch bank and administrative offices, and geriatric medical services, adult day care, aquatics and fitness center (maximum of 8,500 square feet) and child day care not limited solely to residents or employees of the continuing care retirement community.
LOCATION	4300 Four Farms Road, 3559 & 4100 A Drawbridge Parkway
PARCEL ID NUMBER(S)	7823878428, 7846270808 & 7823878420
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). 33 notices were mailed to those property owners in the mailing area.
TRACT SIZE	~78.99 Acres
TOPOGRAPHY	Undulating

VEGETATION

Landscaping associated with existing residential development and wooded undeveloped

SITE DATA

Existing Use

Retirement community and undeveloped property

Adjacent Zoning

Adjacent Land Uses

N O(Office)

Undeveloped/Urban Loop ROW

E R-3 (Residential Single-Family)

Single family dwellings and undeveloped property

W PI (Public and Institutional)

Middle school and greenway

S R-3 (Residential Single-Family)

Greenway, single family dwellings and undeveloped property

Zoning History

Case #	Date	Request Summary
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3051	07/08/2002	Uses limited to a continuing care retirement community with a maximum of 300 dwelling units in a mixture of apartment buildings, cluster homes, duplexes and detached cottages for independent living; a maximum of 80 licensed long-term health care beds (in a mixture of skilled and intermediate nursing care beds); a maximum of 120 assisted care (Home for Aged) beds; dining and recreation rooms for residents and patients, including lounges, craft rooms and meeting rooms together with incidental facilities for use of residents only, including, without limitation, medical care facilities, gift and personal items shops, barber shops, library, branch bank and administrative offices, and geriatric medical services, adult day care, aquatics and fitness center (maximum of 8,500 square feet) and child day care not limited solely to residents or employees of the continuing care retirement community; An undisturbed buffer along the northern boundary for a depth of 8 feet, and no access to Four Farms Rd.
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ZONING DISTRICT STANDARDS

Zoning District Designation:	Existing (O)	Existing (CD-O)	Requested (CD-O)
Max. Density:	N/A	Conditioned to allow a maximum of 300 dwelling units.	Conditioned to allow a maximum of 300 dwelling units.

Typical Uses	Primarily intended to accommodate office, institutional, supporting services and other uses.	Current uses limited to a continuing care retirement community with a maximum of 300 dwelling units in a mixture of apartment buildings, cluster homes, duplexes and detached cottages for independent living; a maximum of 80 licensed long-term health care beds (in a mixture of skilled and intermediate nursing care beds); a maximum of 120 assisted care (Home for Aged) beds; dining and recreation rooms for residents and patients, including lounges, craft rooms and meeting rooms together with incidental facilities for use of residents only, including, without limitation, medical care facilities, gift and personal items hops, barber shops, library, branch bank and administrative offices, and geriatric medical services, adult day care, aquatics and fitness center (maximum of 8,500 square feet) and child day care not limited solely to residents or employees of the continuing care retirement community.	Proposed uses are limited to a continuing care retirement community with a maximum of 300 dwelling units in a mixture of apartment buildings, cluster homes, duplexes and detached cottages for independent living; a maximum of 80 licensed long-term health care beds (in a mixture of skilled and intermediate nursing care beds); a maximum of 120 assisted care (Home for Aged) beds; dining and recreation rooms for residents and patients, including lounges, craft rooms and meeting rooms together with incidental facilities for use of residents only, including, without limitation, medical care facilities, gift and personal items hops, barber shops, library, branch bank and administrative offices, and geriatric medical services, adult day care, aquatics and fitness center (maximum of 8,500 square feet) and child day care not limited solely to residents or employees of the continuing care retirement community.
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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 partially within the SCOD-1 (Scenic Corridor Overlay District 1) associated with 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 Greensboro Watersupply Watershed, Horsepen Creek sub-basin

Floodplains N/A

Streams N/A

Other: For High Density Development, Maximum BUA is 70% with water and sewer. Site must meet current watersupply watershed requirements. Site is also located within the 5 mile statue radius of the PTI Airport, no BMP's that hold a normal pool elevation are allowed.

Utilities

Potable Water Available

Waste Water Available

Airport Noise Cone

n/a

Landscaping & Tree Conservation Requirements

Street Yard: The site is within the Scenic Corridor Overlay District 1 (SCOD1). SCOD1 buffer requirements for lots adjacent to the Urban Loop right-of-way are for a natural undisturbed buffer next to the right-of-way, with an average width of 50' and a minimum width of 40'. If there are no existing canopy or understory trees within the buffer, or if existing trees are not adequate to provide screening equal to the required planting rate, then additional trees shall be planted to achieve screening equivalent to the required planting rate of nine canopy trees and 12 understory trees per100 l.f.

Parking lot:

Trees for required parking spaces: 1 canopy tree per 12 spaces, in islands or medians within the parking lot area.

Tree Conservation

Acreege Requirements

78.99 ac. 10% of lot size for new development;
10% of disturbed area for expansions

Transportation

Street Classification: Drawbridge Parkway – Collector Street.
Four Farms Road – Local Street.

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

Traffic Counts:	Drawbridge Parkway ADT = 4,527 (GDOT, 2013).
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 a portion of the frontage of this property.
Transit in Vicinity:	No.
Traffic Impact Study: (TIS)	No TIS required per TIS Ordinance.
Street Connectivity:	N/A.
Other:	The subject site borders the NCDOT's Urban Loop project, currently under construction and scheduled for completion in 2018.

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 **Institutional**. The requested **CD-O (Conditional District – Office)** zoning district, as conditioned, is generally consistent with the **Institutional** 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.

Housing and Neighborhoods, Goal 6: 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.

Policy 6 C: Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

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

Institutional: This designation applies to university and college campuses, major medical/health care concentrations, and similar large-scale institutional activity centers.

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 78.99-acre subject site is currently a combination of an existing retirement community and undeveloped property. North of the request is undeveloped property and designated right-of-way for the Urban Loop (zoned O). Northeast are multifamily dwellings (zoned RM-8). East of the request is a combination of undeveloped property and single family dwellings (zoned R-3). South of the request is a combination of greenway, undeveloped property and single family dwellings (zoned R-3). West of the request is a middle school and the greenway (zoned PI).

The Generalized Future Land Use Map designates this site as Institutional. The Institutional designation applies to university and college campuses, major medical/health care concentrations, and similar large-scale institutional activity centers.

The CD-O, Conditional District-Office request, as conditioned, will not increase the current residential density or add any new uses. The request will simply add acreage to the existing developed Well-Spring Retirement Community.

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 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.