



Z-16-12-006

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

Zoning Commission Hearing Date: December 19, 2016

GENERAL INFORMATION

APPLICANT	Jenna Hill McKenzie
HEARING TYPE	Rezoning Request
REQUEST	Rezone from R-3 (Residential Single-Family) to CD-O (Conditional District-Office).
CONDITIONS	<ol style="list-style-type: none">1. Uses shall be limited to single family residential, personal and professional services and general office.2. Maximum principal building square footage shall not exceed 1,400 square feet.3. Exterior building walls must include at least 75% brick, stone or hardy-board.4. Exterior facades facing New Garden Road must have a minimum 35% transparent openings/fenestration. Any windows facing New Garden Road must include shutters.5. Flat roofs are prohibited.6. Signage shall be limited to one freestanding monument sign with a maximum height of 6 ft. and one attached sign limited to 6 square feet in size and 6 feet in height. Signs may not have any internal illumination.7. Freestanding light poles, if installed, shall be limited to a maximum 15 feet in height.
LOCATION	1906 New Garden Road
PARCEL ID NUMBER(S)	7846449925
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). 86 notices were mailed to those property owners in the mailing area.
TRACT SIZE	0.71 acres
TOPOGRAPHY	Primarily flat
VEGETATION	Residential

SITE DATA

Existing Use

Vacant single-family dwelling

Adjacent Zoning

Adjacent Land Uses

N R-3
E R-3
W R-3
S R-3

Single family dwellings
Single family dwellings
Single family dwellings
Single family dwellings

Zoning History

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

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (R-3)	Requested (CD-O)
Max. Density:	3.0 units per acre or less.	N/A
Typical Uses	Primarily intended to accommodate low density single-family detached residential development.	Conditioned uses shall be limited to single family residential, personal and professional services and general office.

**These regulations may not reflect all requirements for all situations; see the City of Greensboro Land 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 district, which prohibits the establishment of new outdoor advertising signs therein.

Environmental/Soils

Water Supply Watershed Site drains to Greensboro Watersupply Watershed, WSIII, Horsepen Creek Watershed

Floodplains >2000FT

Streams N/A

Other: Any new BUA must be treated by a State approved water quality BMP. Max. High Density development is 70% BUA. Site is also located within the 5 mile

statue radius of the PTI Airport. BMP's that do not hold a normal pool elevation are encouraged.

Utilities (Availability and Capacity)

Potable Water Available

Waste Water Available

Airport Overlay District & Noise Cone

n/a

Landscaping & Tree Conservation Requirements

Landscaping:

Landscaping will be required in the event of redevelopment, expansion of use, or change in LUC of 2 or greater. A change from single-family residential (LUC 1) to office or personal and professional services (LUC 3) will require all landscape elements to be installed.

Street Yards: 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 Yards: Adjacent to single-family residential: Type B buffer yard, with an average width of 25', a minimum width of 20', and a planting rate of 3 canopy trees, 5 understory trees, and 25 shrubs per 100 l.f.

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

Tree Conservation:

Tree Conservation is required for all expansions of buildings, parking areas, or open uses of land, except for those expansions which disturb area of 3,000 sq. ft. or less. For .71 acres, 1% of disturbed area.

Transportation

Street Classification: New Garden Road – Major Thoroughfare.
Strathmore Drive – Local Street.

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

Traffic Counts: New Garden Road ADT = 31,204 (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:	No.
Traffic Impact Study: (TIS)	No TIS required per TIS Ordinance.
Street Connectivity:	N/A.
Other:	N/A.

IMPACT/POLICY 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 **Low Residential (3-5 d.u./acre)**. The requested **CD-O (Conditional District – Office)** zoning district, as conditioned, is generally inconsistent with the **Low Residential (3-5 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.

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 6C: 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

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 Friendly Acres North neighborhood, within which the subject site is located, and the adjacent Woodland Hills neighborhood.

Based on the proximity of the subject site to: a high concentration of surrounding residential development; the Battleground Avenue / New Garden Road Activity Center; the retail development centered on the New Garden Road / Horse Pen Creek Road / Bryan Boulevard intersection; and planned bicycle lanes on New Garden Road (as specified in the 2015 BiPed Plan), long term safety and accessibility for users and employees at the subject site would be greatly enhanced by provision of secure, convenient bicycle parking.

Staff Analysis

This 0.71-acre subject site is currently developed with a vacant single family dwelling. North, east, south and west of the request are single family dwellings (zoned R-3). Another request to rezone this property to Conditional District Office (CD-O) was denied by the Greensboro Zoning Commission on May 16, 2016 and that action was not appealed by the applicant. Per the Land Development Ordinance (LDO) provisions of 30-4-5.9 and 30-4-5.10, a second rezoning request for the same property is allowed within a 12 month period of time if the new request is deemed to be substantially different than the previous request. While this current request is also for Conditional District Office (CD-O) the conditions associated with this request remove a number of uses that would have been allowed with the previous request and also restricts other site features, like lighting and signage, that were not addressed under the previous request. Thus this request was determined to be substantively different than the previous request and could move forward in the rezoning process.

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 Office district generally is intended to accommodate office, institutional, supporting service and other uses that typically have limited hours of operation and are of a more moderate intensity of use than commercial zoning (which also allows office uses). This request, as currently conditioned, is further limited to single family residential, personal and professional services and general office uses with additional conditions designed to maintain a residential style and scale of use. The proposed conditions seek to balance the residential context in the immediate area and the site's direct frontage and access to the major thoroughfare of New Garden Road.

The request supports the Comprehensive Plan's Reinvestment/Infill goal to promote sound investment in Greensboro's urban areas and the Economic Development Goal to promote a healthy and diversified economy. The proposed conditions also limit potential negative impacts from the development on nearby residential uses.

This request is consistent with the intent and purpose of the zoning code, the Comprehensive Plan (Connections 2025) and based on the proposed conditions can be compatible with existing development and trends in the surrounding area.

Staff Recommendation

Staff recommends **approval** of the requested **CD-O** (Conditional District-Office) zoning district.