



Z-16-12-008

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

Zoning Commission Hearing Date: December 19, 2016

**GENERAL INFORMATION**

<b>APPLICANT</b>	Buchanan Builders of North Carolina LLC on behalf of Roman Catholic Diocese of Charlotte and City of Greensboro
<b>HEARING TYPE</b>	Rezoning Request
<b>REQUEST</b>	Rezone from R-3 (Residential Single-Family) and CD-C-N (Conditional District-Commercial-Neighborhood) to CD-O (Conditional District-Office).
<b>CONDITIONS</b>	<ol style="list-style-type: none"><li>1. Uses are limited to all uses permitted in the O district <b>except</b> any use that requires a drive-thru facility.</li><li>2. Building height shall not exceed 25 feet.</li><li>3. Building exteriors shall be at least 60% brick, brick veneer or stone.</li><li>4. Building(s) square footage shall not exceed 29,500 square feet total.</li><li>5. A six foot privacy fence shall be installed along the southern boundary of the property.</li><li>6. The applicant will construct and maintain a type "B" planting yard along the southern boundary of the property. The fence required by Condition 5 above, whenever running congruent to a Tree Conservation Area, will be placed outside of the Tree Conservation Area into the subject property. The applicant may claim credits for saving existing trees in lieu of planting the Type "B" planting yard provided the existing trees are protected in accordance with the provisions of Article 10, Section 30-10-2.3.</li></ol>
<b>LOCATION</b>	2737,2743,2745 & 2749 Horse Pen Creek Road
<b>PARCEL ID NUMBER(S)</b>	<b>Multiple</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>134</b> notices were mailed to those property owners in the mailing area.
<b>TRACT SIZE</b>	4.22 Acres



Typical Uses	Primarily intended to accommodate low density single-family detached residential development.	Conditioned to uses limited to all uses permitted in the O district <b>except</b> any use that requires a drive-thru facility
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*\*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**

n/a

**Environmental/Soils**

Water Supply Site drains to Greensboro Watersupply Watershed, WSIII, Horse Pen Creek Watershed

Floodplains >2000FT

Streams N/A

Other: Site must meet current watersupply watershed requirements, water quality and water quantity must be addressed. Max. High Density development for watershed is 70%. 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**

Potable Water Available

Waste Water Available

**Airport Overlay District & Noise Cone**

n/a

**Landscaping & Tree Conservation Requirements**

**Landscaping:**

**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.

Adjacent to multi-family on southern property line, Type C buffer yard, with an average width of 15’, a minimum width of 10’, and a planting rate of 2 canopy

trees, 3 understory trees, & 17 shrubs per 100 linear feet.

Adjacent to vacant property: Vehicular Use Area buffer yard (see below) between any parking lot or drive aisle and the adjacent property line.

**Parking Lots:** 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:**

For 4.22 acres, 5% of parcel size in critical root zone to be dedicated for Tree Conservation.

**Transportation**

Street Classification: Horse Pen Creek Road – Minor Thoroughfare.  
Sullivans Lake Drive – Private Street.

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

Traffic Counts: Horse Pen Creek Road ADT = 19,072 (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 not exist along the frontage of this property.

Transit in Vicinity: No.

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

Street Connectivity: N/A.

Other: Subject site is within the limits of the Horse Pen Creek Road Widening Project that is scheduled to begin construction spring of 2017.

## **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)** and **Mixed Use Commercial**. The requested **CD-O (Conditional District-Office)** zoning district 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 re-zoning requests of no more than 10 acres, located within two or more future land use classifications, and at least 60% of the site lies within compatible future land use classification(s).

### **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.

**Mixed Use Commercial:** This designation is intended to promote a mix of uses, of which various commercial uses remain predominant, but where residential, service, and other uses are complementary. Where applied to older highway corridors characterized by "strip" commercial uses, the intent is to encourage infill and redevelopment for a more diverse and attractive mix of uses over time. Examples include residential units over commercial uses or a wider array of economically viable uses to replace obsolete uses. Such areas also may represent opportunities for the introduction of substantial higher density and/or mixed-income housing, with negligible impacts on, or resistance from, nearby single-family neighborhoods. Ensuring that buildings are of the appropriate scale and intensity is critical, as is ensuring that sites are designed in a coordinated, as opposed to a lot-by-lot, manner. New "strip" commercial development is discouraged.

## **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 Saddlecreek Neighborhood located to the north and east.

**Staff Analysis**

This 4.22 acre subject site is primarily vacant following the removal of single family dwellings and zoned a combination of single family residential (R-3) and Conditional District Commercial Neighborhood (CD-C-N). North, east and west of the site are single family dwellings (zoned R-3). South of the site are townhomes (zoned CD-RM-5).

The Comprehensive Plan’s future land use map designates this area as Mixed Use Commercial and Low Residential, with the Mixed Use Commercial classification covering the majority of the site. The Mixed Use Commercial classification is intended to promote a mix of uses, of which various commercial uses remain predominant, but where residential, service, and other uses are complementary. The Low Residential classification 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 or less. Per City Council adopted policy since more than 60% of the site has a future land use designation that is generally compatible with the requested CD-O zoning this request is exempt from a Comprehensive Plan amendment.

This requested CD-O zoning expands the previously approved CD-C-N request for lower to moderate intensity nonresidential uses. The current request for office uses is consistent with the development pattern in the area, including the soon to be expanded Horse Pen Creek Road. The proposed conditions with this request also ensure compatibility with adjacent residential development by limiting potential negative impacts. The proposed 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, 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.