



# Z-17-03-011

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

Zoning Commission Hearing Date: March 20, 2017

### GENERAL INFORMATION

<b>APPLICANT</b>	City of Greensboro
<b>HEARING TYPE</b>	Rezoning Request
<b>REQUEST</b>	Rezone from CD-R-5 (Conditional District-Residential Single-Family) to PI (Public and Institutional)
<b>CONDITIONS</b>	N/A
<b>LOCATION</b>	1516 Stewart Mill Road and all lots west and east of Terrapin Ridge 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>16</b> notices were mailed to those property owners in the mailing area.
<b>TRACT SIZE</b>	42.4 Acres
<b>TOPOGRAPHY</b>	Undulating
<b>VEGETATION</b>	N/A

### SITE DATA

<b>Existing Use</b>	Undeveloped
<b>Adjacent Zoning</b>	<b>Adjacent Land Uses</b>
N County CP (Corporate Park)	Undeveloped
E County CU-RS-9 (Conditional Use-Residential Single-Family)	Single-family dwellings
W County CU-RS-9 (Conditional Use-Residential Single-Family)	Single-family dwellings

S County CU-RS-9 (Conditional Use-Residential Single-Family) Undeveloped

**Zoning History**

Case #	Date	Request Summary
3668	June 30, 2008	Proposed annexation and original zoning from County CU-RS-9 (Conditional Use-Residential Single-Family) to City CD-RS-9 (Conditional District-Residential Single-Family) with the following conditions: <ol style="list-style-type: none"> <li>1. Uses limited to single-family detached residences and associated amenities.</li> <li>2. Maximum ninety (90) single family residential lots.</li> <li>3. There will be at least two (2) access points for the property.</li> </ol>

**ZONING DISTRICT STANDARDS**

**District Summary \***

Zoning District Designation:	Existing (CD-R-5)	Requested (PI)
Max. Density:	5.0 units per gross acre or less	N/A
Typical Uses	Conditioned to allow a maximum of ninety single family residential lots.	Primarily intended to accommodate mid- and large-sized public, quasi-public and institutional uses which have a substantial land use impact or traffic generation potential.

*\*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 Watershed Site drains to Lake MacIntosh WS-IV, Watersupply Watershed, Little Alamance Creek sub-basin

- Floodplains      Onsite, any disturbance within the FEMA 1% Special Flood Hazard Area requires a Floodplain Development Permit from Stormwater. No development is allowed within the FEMA Floodway unless a 'No-Rise' Engineer's certification has been approved by Stormwater.
- Streams           Stream onsite requires a 50ft Jordan Lake stream buffer measured from top of bank on each side. See City LDO Chp.30-12-3.9 for Structures and Allowances permitted within the stream buffer zones.
- Other:            Site must meet current watersupply watershed requirements, water quality and water quantity control must be addressed. Maximum High Density Development is 70% BUA. If site is developed as a Low Density Development 24% or less, a scoresheet must be completed for 120 points.

**Utilities (Availability)**

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 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 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 42.4 acres, 10% of parcel size in critical root zone to be dedicated for Tree Conservation.

**Transportation**

Street Classification:	Stewart Mill Road – Collector Street. Terrapin Ridge Road – Local Street.
Site Access:	All access(s) must be designed and constructed to the City of Greensboro standards.
Traffic Counts:	None Available.
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:	N/A.

**IMPACT/POLICY ANALYSIS****Land Use Compatibility**

The proposed **PI (Public and Institutional)** 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 **Interim Potential Employment Center – Pending Further Study**. The requested **PI (Public and Institutional)** zoning district is generally consistent with the **High Residential (over 12 d.u./acre)** 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 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**

**Interim Potential Employment Center – Pending Further Study:** Areas that require further study to determine the best land use classification. These areas have been identified as potential employment centers primarily due to: topography, the existence of large parcels, proximity to other business uses, and convenient access to highways. In the process of developing a Generalized Future Land Use map utilizing the full range of permanent land use classifications, these areas will be studied in more detail and provide opportunities for input from citizens within these areas.

## **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.

Based on the proximity of the subject site to the planned Little Alamance Creek Trail and the planned Little Alamance Spur Trail, as specified in the 2015 Greensboro BiPed Plan, long term safety and accessibility for employees at the subject site would be greatly enhanced by provision of secure, convenient bicycle parking facilities.

### **Staff Analysis**

The 42.4 acre subject property is currently vacant. North of the request is undeveloped (zoned County CP). East, south and west of the request are single-family dwellings or vacant residential lots (zoned County CU-RS-9).

The Comprehensive Plan's Generalized Future Land Use map designates this area as a Potential Employment Center-Pending Further Study. These areas are identified as Potential Employment Centers due to topography, existence of large parcels, proximity to other business uses, and convenient access to highways.

The requested PI (Public and Institutional) zoning is intended to accommodate mid- and large-sized public, quasi-public and institutional uses, which have a substantial land use impact or traffic generation potential. The request, if approved, will allow the City to install a pump station to serve the larger area for future development and provide the opportunity for future governmental or other institutional facilities in the future. The request is consistent with the Comprehensive Plan's Growth at the Fringe goal to promote sound and sustainable patterns of land use and the Community Facilities goal to provide community facilities, services, and infrastructure in a cost-effective manner to meet citizens' needs, contribute to quality of life, and support desired land use patterns

### **Staff Recommendation**

Staff recommends **approval** of the requested **PI** (Public and Institutional) zoning district.