



Z-17-05-005

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

Zoning Commission Hearing Date: May 15, 2017

GENERAL INFORMATION

APPLICANT	Alec McAlister for Cathy Barber
HEARING TYPE	Rezoning
REQUEST	Rezoning from CD-O (Conditional District-Office) to CD-O (Conditional District-Office)
CONDITIONS	<ol style="list-style-type: none">1. Uses limited to all uses permitted in the O district except any use with a drive-thru, Forestry and Crops, Cemeteries, Funeral homes and Crematoriums, hotels and motels and Recycling Collection points.2. Building height will be limited to a maximum of three (3) stories.
LOCATION	3601 Lawndale Drive
PARCEL ID NUMBER(S)	7856523610
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). 64 notices were mailed to those property owners in the mailing area.
TRACT SIZE	0.72 Acres
TOPOGRAPHY	Undulating
VEGETATION	Office

SITE DATA

Existing Use

Vacant office

Adjacent Zoning

Adjacent Land Uses

N C-M
E O
W R-5
S PUD and CD-O

Retail
Office
Single family dwellings
Retail, Office and Multifamily dwellings

Zoning History

Case #	Date	Request Summary
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1650	05/01/1978	The subject property was rezoned from Institutional 100 to Conditional Use-Commercial-Neighborhood with the following conditions: 1. Property is to be used only as a financial institution or general office building.
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ZONING DISTRICT STANDARDS

District Summary *

Zoning District	Existing (CD-O)	Requested (CD-O)
Designation:		
Max. Density:	N/A	N/A
Typical Uses	Conditioned to allow for a financial institution or general office.	Conditioned to allow all uses permitted in the O district except any use with a drive-thru, Forestry and Crops, Cemeteries, Funeral homes and Crematoriums, hotels and motels, and Recycling Collection points.

**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 Greensboro Water Supply Watershed, Lake Jeanette Sub-basin

Floodplains N/A

Streams N/A

Other: Site is within the PTI Airport 5 mile statue radius. No water quality devices that hold a normal pool elevation will be permitted without engineering documentation. Site must meet current water supply watershed requirements, water quality and water quantity control must be addressed. Maximum High Density development is 70% BUA.

Utilities (Availability)

Potable Water Available

Waste Water Available

Airport Overlay District & Noise Cone

N/A

Landscaping & Tree Conservation Requirements

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.

Parking Lots: Trees for required parking spaces: 1 canopy tree per 12 spaces, in islands or medians within the parking lot. Each parking space must be within 100 l.f. of a tree.

Tree Conservation: For .72 acres, if building is razed and replaced with new development, 1% of parcel size in critical root zone to be dedicated for Tree Conservation. For expansion of use with existing building retained, 1% of disturbed area in critical root zone to be dedicated.

Transportation

- Street Classification: Pisgah Church Road – Major Thoroughfare.
Lawndale Drive – Major Thoroughfare.
- 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: Yes, GTA Route 8 (Battleground Avenue) is adjacent to subject site, along Pisgah Church Road.
- Traffic Impact Study: No TIS required per TIS Ordinance.
(TIS)
- 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 **Mixed Use Commercial**. The requested **CD-O (Conditional District – Office)** zoning district, as conditioned, is generally consistent with the **Mixed Use Commercial** 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.

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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

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 Lawndale Homes neighborhood, within which the subject site is located.

Staff Analysis

The 0.72-acre subject site is currently developed with a vacant office building. North of the site are commercial and personal service uses (zoned C-M). East of the site are an office use and a place of religious assembly (zoned O). South of the site are single family and multifamily dwellings, retail and offices uses (zoned PUD, CD-O and R-3). West of the site are single-family dwellings zoned R-5.

The Comprehensive Plan's Future Land Use Map designates this area as Mixed Use Commercial. The Mixed Use Commercial designation is intended to promote a mix of uses, of which various commercial uses remain predominant, but where residential, service and other uses are considered 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.

This requested CD-O zoning provides additional site flexibility in increasing the number of uses allowed under the Office (O) zoning district and allowing for taller structures than currently allowed. The request is consistent with the development pattern in the area, while still limiting the overall scale of potential development on a constrained site. The proposed conditions with this request also ensure general compatibility with nearby mixed development and ensure an appropriate transition from higher intensity commercial uses to the north and low intensity single family residences further to the south.

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.