



**Z-17-07-001**

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

**Zoning Commission Hearing Date: July 17, 2017**

**GENERAL INFORMATION**

<b>APPLICANT</b>	Stewart and Connors Architects PLLC, on behalf of Friends Home, Inc.
<b>HEARING TYPE</b>	Rezoning Request
<b>REQUEST</b>	Rezone from CD-PI (Conditional District Public and Institutional) to CD-O (Conditional District Office).
<b>CONDITIONS</b>	<ol style="list-style-type: none"><li>1. The existing principal structure will remain without expansion.</li><li>2. Freestanding signage is limited to one monument style sign with a maximum height of 6 feet and maximum square footage of 50 square feet. Attached signage requiring a sign permit is prohibited.</li></ol>
<b>LOCATION</b>	5903 Arcadia Drive and 1004 Ridgecrest Drive
<b>PARCEL ID NUMBER(S)</b>	0075318
<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>39</b> notices were mailed to those property owners in the mailing area.
<b>TRACT SIZE</b>	1.02 Acres
<b>TOPOGRAPHY</b>	Flat
<b>VEGETATION</b>	Residential

**SITE DATA**

<b>Existing Use</b>	<b>Adjacent Zoning</b>	<b>Single family dwelling</b>	<b>Adjacent Land Uses</b>
N	R-3	Single family dwelling	Single family dwelling
E	CD-PI	Single family dwelling and assisted living facility	Single family dwelling and assisted living facility
W	R-3	Single-family dwellings	Single-family dwellings
S	CD-PI	Single family dwellings	Single family dwellings

**Zoning History**

Case #	Date	Request Summary
N/A	N/A	The subject property is currently zoned CD-PI (Conditional District Public and Institutional) and prior to the adoption of the LDO in July 2010, was zoned CD-PI (Conditional District Public and Institutional).

**ZONING DISTRICT STANDARDS**

**District Summary \***

Zoning District Designation:	Existing (CD-PI)	Requested (CD-O)
Max. Density:	N/A	N/A
Typical Uses	Limited to freestanding dwelling units along Ridgcrest Drive.	Primarily intended to accommodate office, institutional and supporting service uses

*\*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 Zone, which prohibits establishment of new outdoor advertising signs therein.

**Environmental/Soils**

Water Supply Watershed Site drains Greensboro Watersupply Watershed WS-III, Horsepen Creek Sub-basin

Floodplains >2000FT

Streams N/A

Other: Site must meet current watershed requirements if any additional Built Upon Area (BUA) is proposed. Site is within the PTI 5 mile statue radius, no BMP's that hold a normal pool elevation are permitted unless engineering documentation is presented.

**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 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, and 17 shrubs per 100 linear feet.

Adjacent to 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:**

1% of parcel size in critical root zone to be dedicated for Tree Conservation.

**Transportation**

Street Classification:	Arcadia Drive – Collector Street. Ridgecrest Drive – 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 not 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 **Institutional**. The requested **CD-O (Conditional District – Office)** zoning district, as conditioned, is generally consistent with the **Institutional** GFLUM designation. The Growth Strategy Map designates the subject site as being within the West Friendly Avenue / New Garden Road / College Road Activity Center.

**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**

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

**Activity Center:** Activity Centers are existing or anticipated future concentrations of uses that function as destinations or hubs of activity for the surrounding area. Typically located in areas of mixed use shown on the Generalized Future Land Use Map, such centers are intended to include features such as a mix of higher intensity uses (housing, retail, office, etc.), compact development patterns, and pedestrian and transit linkages. A one-half mile radius (considered the limit of a comfortable walk) is shown around each activity center except for the Downtown, which functions as an activity center for the entire City. It should be noted that the locations shown on the Generalized Future Land Use Map are conceptual and do not preclude the development of Activity Centers in other locations where they would support the goals and policies of the Comprehensive Plan.

## **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 Guilford College, and to planned bicycle lanes on New Garden Road, as specified in the 2015 Greensboro BiPed Plan, long term safety and accessibility for visitors and employees at the subject site would be greatly enhanced by provision of secure, convenient bicycle parking.

**Staff Analysis**

The 1.02 acre subject site currently contains a large single family residence that the applicant is interested in converting to an office use to support the adjacent Friends Home facilities. North, and west of the site are single family dwellings (zoned R-3). South of the site are single family dwellings (zoned CD=-PI) and east of the site are a combination of single family and assisted living uses, zoned CD-PI.

The Comprehensive Plan's Future Land Use Map designates this area as Institutional. The Institutional classification applies to university and college campuses, major medical/health care concentrations, and similar large-scale institutional activity centers.

This requested CD-O zoning is intended to allow the conversion of the current residential structure to a low intensity office use. The proposed zoning conditions will maintain the existing residential structure without expansion and significantly limit the number and size of any non-residential signage. These provisions limit potential impacts on nearby residential uses by working to maintain the general residential character of the existing lot.

The request does support 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.