



# **Z-17-10-005**

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

**Zoning Commission Hearing Date: October 16, 2017**

### **GENERAL INFORMATION**

<b>APPLICANT</b>	Cato Investment Properties LLC
<b>HEARING TYPE</b>	Rezoning Request
<b>REQUEST</b>	Rezone from R-3 (Residential Single Family) to CD-O (Conditional District Office).
<b>CONDITIONS</b>	<ol style="list-style-type: none"><li>1. All uses allowed in O District except the following:<ol style="list-style-type: none"><li>a. Group Living Facilities</li><li>b. Hotels</li><li>c. Motels</li><li>d. Funeral Homes,</li><li>e. Crematoriums</li><li>f. Taxidermists</li><li>g. Dry Cleaning with drive-through</li><li>h. Banks with drive-through</li><li>i. Taxi Dispatch Terminals</li></ol></li><li>2. 50 foot maximum building height above ground service for any permanent structure on the property.</li></ol>
<b>LOCATION</b>	2506 Stanley Road
<b>PARCEL ID NUMBER(S)</b>	0095273
<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>49</b> notices were mailed to those property owners in the mailing area.
<b>TRACT SIZE</b>	.79 Acres
<b>TOPOGRAPHY</b>	Undulating
<b>VEGETATION</b>	Residential

**SITE DATA**

**Existing Use**

Vacant single family dwelling

**Adjacent Zoning**

**Adjacent Land Uses**

N R-3 (Residential Single Family)

Place of religious assembly

E R-3 (Residential Single Family)

Single family dwellings

W R-3 (Residential Single Family)

Highway

S R-3 (Residential Single Family)

Undeveloped

**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 in July 2010. Prior to the LDO, the subject property was zoned RS-40.(Residential Single Family)
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**ZONING DISTRICT STANDARDS**

**District Summary \***

Zoning District  
Designation:

Existing  
**(R-3)**

Requested  
**(CD-O)**

Max. Density: 3.0 dwelling units per acre

N/A

Typical Uses	Primarily intended to accommodate low density single-family detached residential development	Limited primarily to offices and personal and professional service uses, along with low-moderate density residential uses
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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**

The subject site is located within the SCOD-2 (Scenic Corridor Overlay District 2) of the Greensboro Urban Loop. Consult the Scenic Corridor Overlay Districts Design Manual, for detailed applicable requirements and design guidelines.

**Environmental/Soils**

Water Supply Site drains Lower Randleman Watersupply Watershed WSIV, Bull Run Sub-basin Watershed

Floodplains >2000FT

Streams N/A

Other: Site must meet current watershed requirements. Max. BUA is 50% with sewer, Low Density is 12%. Site is also located within the PTI 5 mile statue radius. No water quality devices are allowed that hold a normal pool elevation unless supporting engineering calculations are provided.

### Utilities

Potable Water

Request a water/sewer feasibility from Kenny Treadway 336-373-2897

Waste Water

### Airport Overlay District & Noise Cone

N/A

### Landscaping & Tree Conservation Requirements

#### Landscaping:

Street Yard: Street planting yards must be installed abutting public street rights-of-way. The required street planting yard on Stanley Rd. 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.

The site is within the Scenic Corridor Overlay District 2 (SCOD 2). SCOD 2 buffer requirements for lots adjacent to the right-of-way are for a natural undisturbed buffer next to the highway right-of-way, with an average width of 30' and a minimum width of 25'. If there are no existing canopy or understory trees within the buffer, or if existing trees are not adequate to provide screening equal to the required planting rate, then additional trees shall be planted to achieve screening equivalent to the required planting rate of 4 canopy trees and 4 understory trees per 100 l.f.

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

Parking lot: 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.

On lots of records that existed prior to July 1, 1992 that are less than 55,000 square feet in area, no development is required to landscape more than 15% of the site.

**Tree Conservation:**

For .79 acres, 1% of parcel size in critical root zone to be dedicated for Tree Conservation, if disturbed area is greater than 3,000 s.f.

**Transportation**

Street Classification: Stanley Road – Minor Thoroughfare.  
Hilltop Road – Major Thoroughfare.

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

Traffic Counts: Stanley Road ADT = 10,076 (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: 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 re-zoning 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.

**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 adjacent Southwest Neighborhood Association, located to the east of the subject site.

### **Staff Analysis**

The .79 acre subject site currently contains a vacant single family residential dwelling. Use to the north is a place of religious assembly (zoned R-3). Uses to the east are single family dwellings (zoned R-3), to the south is undeveloped (zoned R-3) and to the west is a highway (zoned R-3).

The Comprehensive Plan's Future Land Use Map currently designates this area as Low Residential. The Low Residential designation includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within the density range of 3-5 dwelling units per acre. Per Council adopted policy any rezoning requests that are less than one acre in size are considered compatible with residential future land use classifications.

The Office district in general is considered a moderate intensity zoning classification that allows uses that are generally compatible with nearby residential uses and often serves as a transition between higher density commercial uses and lower density residential uses. While all properties immediately adjacent to the subject property are zoned low density R-3, the uses directly adjacent to the subject site on the west side of Stanley Road include an institutional use (place of religious assembly), an elevated highway and undeveloped land directly tied to the highway corridor. Additionally the requested rezoning, as conditioned, would allow options for compatible residential uses in addition to the primary office, personal and professional

services typically found in the Office zoning district. The Office zoning district also prohibits higher intensity retail, restaurant and industrial uses that may be of concern to nearby residences.

The proposed 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 with a strong tax base and opportunities for employment, entrepreneurship and for-profit and non-profit economic development for all segments of the community.

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.