



Z-10-01-005

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

Zoning Commission Hearing Date: January 11, 2010

GENERAL INFORMATION

APPLICANT Derrick McDow

HEARING TYPE Rezoning

REQUEST **RS-9** (Residential Single-Family) to
CD-GO-M (Conditional District-General Office-Moderate Intensity)

CONDITIONS 1. Use: Limited to counseling and rehabilitation services

LOCATION **2404 Liberty Road**, generally described as the west side of Liberty Road, east of J. M. Hunt Jr. Expressway and south of Alamance Church Road

PARCEL ID NUMBER (S) **00-09-0627-0-0561-W -049**

PUBLIC NOTIFICATION The notification area for this public hearing was 600 feet (Chapter 30-9-1.2 of the City 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). **30** notices were mailed to those property owners in the mailing area.

TRACT SIZE 0.50 acres

TOPOGRAPHY Slopes to the north

VEGETATION Residential landscaping

SITE DATA

Existing Use	Single Family Dwelling	
	Adjacent Zoning	Adjacent Land Uses
N	GB (General Business)	Perfect Comfort Heating and Cooling INC.
E	GB (General Business)	Unknown commercial entity
W	RS-9 (Residential- Single Family)	J. M. Hunt Jr. Expressway
S	RS-9 (Residential- Single Family)	Single-Family Dwelling unit

Zoning History

Case #	Date	Request Summary
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This property has been zoned RS-9 since July 1, 1992. Prior to the implementation of the UDO (Unified Development Ordinance), it was zoned RES 90 S.

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (RS-9)	Requested (CD-GO-M)
Max. Density:	4 dwelling units/acre	N/A
Typical Uses:	Primarily intended to accommodate moderate to high density single-family detached dwellings	Primarily intended to accommodate moderate office and institutional uses, moderate density residential at 12.0 units per acre and supporting services

*These regulations may not reflect the actual requirements for all situations; see the City of Greensboro Zoning Code for actual regulations for site requirements for this zoning district.

SPECIAL INFORMATION

Overlay District Ordinance/Historic Preservation – N/A

Environmental/Soils

Water Supply Watershed	N/A, site drains to South Buffalo Creek subbasin
Floodplains	N/A
Streams	N/A
Other:	N/A

Utilities

Potable Water
Waste Water

Airport Noise Cone

The subject property is not located in the Airport Noise Cone.

Landscaping Requirements

Location	Required Planting Yard Type and Rate
North	Type D Yard – minimum width 5’; 2 understory trees per 100’; 18 shrubs per 100’
South	Type B Yard – avg. width 30’; 3 canopy trees per 100’; 5 understory trees per 100’; 25 shrubs per 100’
East	Street Yard - minimum width 8’; 2 canopy tree per 100’, 17 shrubs per 100’
West	Street Yard - minimum width 8’; 2 canopy tree per 100’, 17 shrubs per 100’

Tree Preservation Requirements

Acreage	Requirements
.50 ac.	1% of lot area and be located within the required planting yard

Transportation

Street Classification:	Liberty Road – Local Street.
Site Access:	All access 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. There is no existing sidewalk along the frontage of this development nor are there any plans for the City to Build any in this area.
Transit in Vicinity:	Yes, route 13, Martin Luther King Jr. Drive.
Traffic Impact Study: (TIS)	N/A.
Street Connectivity:	N/A.
Other:	N/A.

IMPACT ANALYSIS

Land Use Compatibility

The proposed **CD-GO-M** (Conditional District-General Office -Moderate Intensity) zoning 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 **High Residential**. The requested **CD-GO-M** (Conditional District-General Office-Moderate Intensity) zoning district is consistent with this GFLUM designation.

Connections 2025 Written Policies

Reinvestment/Infill Goal: Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

POLICY 4C.1: Establish standards for and promote new forms of compact development.

Economic Development Goal: 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.2: Encourage "home-grown" and community-based businesses and entrepreneurs with special emphasis on increasing the number of minority-owned businesses in traditionally underserved parts of the community.

Connections 2025 Map Policies

High Residential (over 12 d.u./acre): This category provides for high-density apartment dwellings, condominiums, life care, and similar housing types. Creating opportunities for this type of housing will become increasingly important to respond to demographic shifts and demand for affordable housing, and it is ideally suited near major activity and employment centers and in areas suitable for future transit service. Within this district, office buildings may also be accommodated.

CONFORMITY WITH OTHER PLANS

City Plans – N/A

Other Plans - N/A

Staff/Agency Comments

Water Resources

If any proposed development disturbs an area greater than one acre the site is required to meet Phase 2 requirements.

Housing and Community Development

Planning

The subject site consists of a single-family house and the applicant intends to convert it to an office for rehabilitation and counseling services (day treatment program). The area surrounding the subject site is primarily characterized by residential and commercial developments. To the north and east are commercial establishments and to the south is a single-family dwelling, which at the time of the site visit had been boarded up. The requested CD-GO-M (Conditional District-General Office-Moderate) zoning district, if approved, will create a smoother zoning transition between the more intense GB (General Business) zoning district to the north and east and the RS-9 (Residential-Single Family) to the south.

The proposed request is consistent with the intent and purpose of the Comprehensive Plan policies in that it will encourage "home-grown" and community-based businesses and

entrepreneurs with special emphasis on increasing the number of minority-owned businesses in traditionally underserved parts of the community.

Staff believes that this request is consistent with the intent and purpose of the zoning code and the Comprehensive Plan (Connections 2025). Staff is also of the opinion that the request is generally compatible with the existing development and trend in the surrounding neighborhood

STAFF RECOMMENDATION

Staff recommends **approval** of the requested **CD-GO-M** (Conditional District-General Office-Moderate Intensity) zoning district.