



Z-10-01-001

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

Zoning Commission Hearing Date: January 11, 2010

GENERAL INFORMATION

APPLICANT	Jeffrey F. Permar and Melanie B. Permar
HEARING TYPE	Rezoning
REQUEST	RS-9 (Residential-Single Family) to CD-GO-M (Conditional District-General Office-Moderate Intensity)
CONDITIONS	<ol style="list-style-type: none">1. Free standing signage shall be limited to 6 feet in height and shall be monument style.2. Electronic message board (digital signage) shall be prohibited.3. The street facing façade shall be limited to 2 story above street level and shall resemble single-family or townhouse construction.4. Drive-thru windows and services shall not be permitted.
LOCATION	2515 and 2517 Carroll Street and a portion of 1705 Quail Drive , generally described as south of Carroll Street and west of Battleground Avenue)
PARCEL ID NUMBER (S)	00-00-0319-0-0006-00-007/008 and part of 015
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). 91 notices were mailed to those property owners in the mailing area.
TRACT SIZE	~0.50 acres
TOPOGRAPHY	Generally flat
VEGETATION	Residential landscaping

SITE DATA

Existing Use 2 single-family dwelling units

	Adjacent Zoning	Adjacent Land Uses
N	HB (Highway Business)	Oakcrest Shopping Center
E	RS-9 (Residential Single Family) and HB (Highway Business)	Single-Family dwelling unit
W	RS-9 (Residential Single Family)	Single-Family dwelling unit
S	RS-9 (Residential Single Family)	Single-Family dwelling unit

Zoning History

Case #	Date	Request Summary
---------------	-------------	------------------------

This property has been zoned RS-9 since July 1, 1992. Prior to the implementation of the Unified Development Ordinance (UDO), 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	12 dwelling units/acre
Typical Uses	Primarily intended to accommodate high density single family detached dwellings in developments where public water and sewer service is required.	Primarily intended to accommodate moderate intensity office and institutional uses, moderate density residential, and supporting services and retail uses.

*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
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	Street Yard - minimum width 8'; 2 canopy tree per 100', 17 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	Type B Yard – avg. width 30'; 3 canopy trees per 100'; 5 understory trees per 100'; 25 shrubs per 100' and Type D Yard – minimum width 5'; 2 understory trees per 100'; 18 shrubs per 100'
West	Type B Yard – avg. width 30'; 3 canopy trees per 100'; 5 understory trees per 100'; 25 shrubs per 100'

Tree Preservation Requirements

Acreage	Requirements
---------	--------------

0.50 ac. 1% of lot area and be located within the required planting yard

Transportation

Street Classification:	Carroll Street – Local Street, Battleground Avenue – Major Thoroughfare.
Site Access:	All access(s) must be designed and constructed to the City of Greensboro standards.
Traffic Counts:	Battleground Avenue ADT = 34,867(2007).
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 sidewalk.
Transit in Vicinity:	Yes, route 8, Battleground Avenue.
Traffic Impact Study: (TIS)	No, not required per TIS Ordinance.
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 **Mixed Use Commercial**. The requested **CD-GO-M** (Conditional District-General Office-Moderate) 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: Promote new patterns and intensities of use to increase economic competitiveness and enhance quality of life in urban areas.

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

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 – 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 0.50-acre subject parcel consists of 2 single-family residential units and a portion of an undeveloped parcel. The applicant intends to redevelop this property as a professional office complex or similar use (not binding if not stated as a condition). The surrounding area is well developed with varying densities and intensities of commercial, residential and office uses.

The general area is in a transition from single-family residential uses to professional offices and related uses. Older, vacant properties are now giving way to newer office buildings as exemplified by the office complex located to the northwest of the subject site and the recent rezoning of the site located west of the subject site.

This rezoning request is not contradictory to the intent and purpose of the Comprehensive Plan in that it is consistent with the Mixed Use Commercial, Generalized Future Land Use designation of the site. Approving this request, will help ensure that adequate land is zoned and has infrastructure available for the various stages of business development without impacting the overall mix of uses found in this vicinity nor will it negatively impact the adjacent residential uses. It will also promote a healthy, diversified economy with a strong tax base and opportunities for employment and entrepreneurship while, at the same time, promoting sound investment in Greensboro's urban areas.

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 area.

STAFF RECOMMENDATION

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