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Zoning Commission Hearing Date: February 8, 2010

GENERAL INFORMATION

APPLICANT   Patti Hartman for John Welch Builders, INC

HEARING TYPE   Rezoning

REQUEST   **RS-12** (Residential-Single Family to **CD-LO** (Conditional District-Limited Office) *[**CD-O** (Conditional District-Office)]

Denotes proposed LDO zoning designation

CONDITIONS
1. Uses: All uses permitted in the LO zoning district **except** the following:
   a) Cemeteries and Mausoleums
   b) Family Care Homes (6 or less)
   c) Family Care Homes (9 or less)
   d) Maternal Care Homes (6 or less)
   e) Maternal Care Homes (9 or less)
   f) Shelters, Temporary
   g) Two-Family dwellings (duplexes and twin homes)
2. The applicant will preserve the existing building for the intended use and will not demolish or tear down the existing structure.

3. Exterior lighting shall be located, angled, shielded, and/or limited in intensity so as to cast no direct light upon adjacent streets or properties.

4. Digital signage (electronic copy changeable sign) shall be prohibited.

5. All free-standing signage shall be limited to 6 feet in height and shall be of monument style.

LOCATION   1302 Jefferson Road, generally described as the southeast corner of the intersection of Joseph M. Bryan Boulevard and Jefferson Road

PARCEL ID NUMBER (S)   **00-03-0175-0-0832-00-021**

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). **19** notices were mailed to those property owners in the mailing area.

TRACT SIZE   ~0.55 acres

ΓOPOGRAPHY   Slopes steeply to the east

VEGETATION   Residential Landscape

SITE DATA

Existing Use

	Adjacent Zoning	Adjacent Land Uses
N	RS-12 (Residential-Single Family)	Joseph M. Bryan Boulevard
E	RS-12 (Residential-Single Family)	Saint Barnabas Episcopal Church
W	CD-GO-M(Conditional District-General Office Moderate Intensity	American Hebrew Academy
S	RS-12 (Residential-Single Family)	Saint Barnabas Episcopal Church

Zoning History

Case #	Date	Request Summary
		This property has been zoned RS-12 since July 1, 1992. Prior to the implementation of the Unified Development Ordinance (UDO), it was zoned RA-40

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing **(RS-12)**	Requested **(CD-LO)**
Max. Density:	3 dwelling units/acre	N/A
Typical Uses	Primarily intended to accommodate moderate density single-family detached dwellings in developments where public water and sewer service is required.	Primarily intended to accommodate low intensity medical, professional, administrative, and government office uses on small to mid-sized sites near residential areas.

*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	Greensboro Watershed WSIII, site drains to Horsepen Creek
Floodplains -	<1100ft
Streams –	Possible stream onsite. Stream identification will need to be made. If stream is perennial, then a 100ft buffer will be required. If stream is intermittent, then a 50ft buffer will be required. A non-encroachment area of either 30ft or 5x's the channel width will also be required.
Other:	If High density development is proposed, a BMP will be required.

Utilities

Potable Water

Waste Water

Airport Noise Cone

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

Landscaping Requirements (Maximum 15% of lot size)

Location	**Required Planting Yard Type and Rate**
North	Street Yard - minimum width 8'; 2 canopy tree per 100', 17 shrubs per 100'
South	Type D Yard – minimum width 5'; 2 understory trees per 100'; 18 shrubs per 100'
East	Type D Yard – minimum width 5'; 2 understory trees per 100'; 18 shrubs per 100'
West	Street Yard - minimum width 8'; 2 canopy tree per 100', 17 shrubs per 100'

Tree Preservation Requirements

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

Transportation

Street Classification:	Jefferson Road – Collector Street.
Site Access:	Existing.
Traffic Counts:	Jefferson Road ADT = 7,538 (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 in this area.

Transit in Vicinity: No transit in the area.

Traffic Impact Study: No, not required per TIS Ordinance.
(TIS)

Street Connectivity: N/A.
Other: N/A.

IMPACT ANALYSIS

Land Use Compatibility
The proposed **CD-LO** (Conditional District-Limited Office) 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 **Low Residential.** The requested **CD-LO** (Conditional District-Limited Office) 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.

Man-made Environment Goal: Preserve and enhance the character and visual quality of Greensboro's built environment, including historic resources, private developments, and public landscapes.
POLICY 5D.2: Support protection of historic resources through district designation or development review.

POLICY 5F.2: Improve design standards for new development to enhance community appearance and sense of place (visual impacts on adjacent neighborhoods).

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

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 – N/A

Other Plans - N/A

Staff/Agency Comments

Water Resources – N/A

Housing and Community Development

Applicant is encouraged to discuss this proposal with representatives of the nearby Friendly Acres Neighborhood.

Planning

The 0.55-acre subject parcel consists of a single-family residential unit. It is located east of Jefferson Road and south of the point where Joseph M Bryan Boulevard crosses over Jefferson Road. Between the overpass and the subject site is a sharp drop in grade making the subject site almost invisible from Joseph M Bryan Boulevard. To the east and south of the subject site is the Saint Barnabas Episcopal Church and to the west across Jefferson Road is the American Hebrew Academy. The applicant intends to use the existing building as a professional office.

The proposed **CD-LO** (Conditional District-Limited Office) zoning would allow land uses that are compatible with the general character of the area in that it is adjoined on its 3 sides by similar (institutional) uses and on one side by a major thoroughfare. Also, the applicant has committed to preserving the existing single-family house for the proposed use, and this will neither significantly disrupt nor alter the residential character of the neighborhood.

This request is not contradictory to the intent and purpose of the Zoning Code in that the LO zoning district is primarily intended to accommodate low intensity medical, professional, administrative, and government office uses on small to mid-sized sites **near residential areas**, which is consistent with the request under review. Staff believes that this request will not negatively impact the overall mix of uses found in this vicinity nor will it negatively impact the adjacent residential uses

Approving this request, will help encourage "home-grown" and community-based businesses and entrepreneurs. 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-LO** (Conditional District-Limited Office) zoning district.