



Z-10-06-003

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

Zoning Commission Hearing Date: June 14, 2010

GENERAL INFORMATION

APPLICANT	Phil Warrick for Guilford Day School
HEARING TYPE	Rezoning
REQUEST	RS-12 (Residential-Single Family) to CD-PI (Conditional District-Public and Institutional)
CONDITIONS	<ol style="list-style-type: none">1. All exterior lighting will be directed toward interior of the property.2. The maximum height of all buildings on the property, excluding the gymnasium, shall not exceed two stories.3. All buildings on the property shall be of masonry construction.
LOCATION	4214 Piermont Drive , generally described as the east side of Piermont Drive and south of Horse Pen Creek Road
PARCEL ID NUMBER(S)	7847135365
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). 34 notices were mailed to those property owners in the mailing area.
TRACT SIZE	~1.55 Acres
TOPOGRAPHY	Generally flat
VEGETATION	Residential landscaping

SITE DATA

Existing Use	Single-Family dwelling unit	
	Adjacent Zoning	Adjacent Land Uses
N	CD-PI (Conditional District-Public and Institutional)	Guilford Day School
E	CD-PI (Conditional District-Public and Institutional)	Guilford Day School
W	RS-12 (Residential-Single Family)	Single-Family dwelling unit
S	RS-12 (Residential-Single Family)	Single-Family dwelling unit

Zoning History

Case #	Date	Request Summary
2008-12	06/30/2008	Annexed into the City and assigned original zoning to RS-12

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (RS-12)	Requested (CD-PI)
Max. Density:	3 dwelling units per 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 mid- and large-sized public, quasi-public and institutional uses which have a substantial land use impact or traffic generation potential. It is not intended for smaller public and institutional uses customarily found within 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 Watersupply/Watershed, site drains to Horsepen Creek
Floodplains	N/A
Streams	N/A
Other:	High Density 70%BUA, site must meet watershed requirements, Low Density <24%BUA, Scoresheet must be submitted

Utilities

Potable Water

Waste Water

Airport Noise Cone

The subject property is 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	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
1.55	All trees 4" or greater DBH which are located within the required planting yards

Transportation

- Street Classification: Horse Pen Creek Road – Minor Thoroughfare, Piermont Drive – Local Street.
- Site Access: Access exists for the school. Any additional access will have to be designed and constructed to the City of Greensboro Standards.
- Traffic Counts: Horse Pen Creek Road ADT = 11,100 (2009).
- 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 does the City have plans to install sidewalk along Piermont Drive. However, there are plans to construct sidewalk along Horse Pen Creek Road as a part of the Horse Pen Creek Road improvement project. This project is under design at this time. Right of way acquisition and utility relocation are scheduled for Summer 2014 and construction completion are scheduled for Summer 2017.
- Transit in Vicinity: There is 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-PI** (Conditional District-Public and Institutional) 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 (3-5 DU per acre)**. The requested **CD-PI** (Conditional District-Public and Institutional) zoning district is consistent with this GFLUM designation per adopted Council policy. The use of the property is consistent with the school that is already present on adjacent site.

Connections 2025 Written Policies

Growth at the Fringe Goal: Provide a development framework for the fringe that guides sound, sustainable patterns of land use, limits sprawl, protects rural character, evidences sound stewardship of the environment, and provides for efficient provision of public services and facilities as the City expands. Development will increase density and mix land uses at a pedestrian scale with sidewalks, bikeways, and where possible, public transit.

POLICY 4G.1: Promote compact development.

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

Planning

The subject site is adjoined to the north and east by the CD-PI (Conditional District-Public and Institutional) zoning district and to the west and south by RS-12 (Residential-Single Family) zoning district. Land uses adjoining the subject site to the east and north are institutional uses; specifically, the Guilford Day School and, to the south and west, are single-family dwelling units. The immediate vicinity is developed mostly with institutional uses

(YMCA and Guilford Day School) with pockets of residential uses intervening.

It is the intent of the applicant to add this site to the larger school campus located to the immediate north and east and which is also zoned CD-PI. Although schools are permitted in residential zoning districts, staff is of the opinion that since the PI zoning district is primarily intended to accommodate mid- and large-sized public, quasi-public and institutional uses, putting such uses in the appropriate zoning district is consistent with the intent and purpose of the zoning code, especially as the school acquires more properties and expand in area over time.

This request, if approved, will help meet the needs of present and future Greensboro citizens by way of providing community facilities, services, and infrastructure in a cost-effective manner to meet citizens' needs, contribute to quality of life, and support desired land use patterns. It will also provide a development framework for the fringe that will guide sound, sustainable patterns of land use, limit sprawl and provide for efficient provision of public services and facilities as the City expands.

Notwithstanding all the positive aspects of this request, staff identified a few issues that need to be addressed by way of conditions, thereby making sure it is binding on the property.

1. Since the property to the south of the subject site is still in active residential use, staff suggests that the applicant add the following condition to protect the residential use from the high intensity institutional uses;
 - a) Applicant shall install and maintain a Type "B" buffer yard or a 5 foot high opaque privacy fence made of wood or vinyl material along the southern boundary of site for as long as the property across that boundary is in residential use.
2. Since the PI zoning district is not intended for small tracts of land scattered around, staff is again suggesting that the applicant add the following condition for the intent and purpose of the PI zoning district to be addressed;
 - a) The subject site will be recombined with the larger PI zoned tract located to the north and east of the subject site upon rezoning approval.

Staff believes that this request is generally 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 compatible with existing developments and trends in the surrounding neighborhood especially with other institutional uses such as the YMCA in close proximity.

STAFF RECOMMENDATION

Staff recommends **approval** of the requested **CD-PI** (Conditional District-Public and Institutional) zoning district.