



Z-10-11-007

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

Zoning Commission Hearing Date: November 8, 2010

GENERAL INFORMATION

APPLICANT Donald E. Johnson for Estate of Almeda G. Brown
HEARING TYPE Rezoning
REQUEST **R-3** (Residential-Single Family) to **CD-O** (Conditional District-Office)
CONDITIONS 1. Uses: Limited to all uses allowed in the Office zoning district except retreat centers.
LOCATION **411 Dolley Madison Road**, generally described as west of Dolley Madison Road and north of Tomahawk Drive.
PARCEL ID NUMBER(S) **7835812113**
PUBLIC NOTIFICATION 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). 47 notices were mailed to those property owners in the mailing area.
TRACT SIZE ~0.94 Acres
TOPOGRAPHY Generally flat
VEGETATION Residential landscaping

SITE DATA

Existing Use	Single-family dwelling	
	Adjacent Zoning	Adjacent Land Uses
N	CD-C-H (Conditional-District Commercial-High)	Office building
E	R-3 (Residential-Single Family)	Multi-family dwellings
W	CD-O (Conditional-District Office) and O (Office)	Single-family dwelling
S	O (Office)	Single-family dwelling

Landscaping Requirements

Dolly Madison - Street Yard – minimum width 10’; 2 canopy trees per 100’, 17 shrubs per 100’
 South and a portion of the West property line - Type B Yard – average width 25’; 3 canopy trees per 100’, 5 understory trees per 100’, 25 shrubs per 100’
 Balance of the West and North property lines - NA

Tree Preservation Requirements

Acreage	Requirements
.94 ac.	1% of lot size

Transportation

Street Classification: Dolley Madison Road – Collector Street.
 Site Access: All access must be designed and constructed to the City of Greensboro standards.
 Traffic Counts: Dolley Madison Road ADT = 6,000 (2007).
 Trip Generation: N/A.
 Sidewalks: Sidewalks are a requirement of the Development Ordinance. 6’ sidewalk with a 4’ 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 not sidewalk nor are there any plans for the City to build sidewalk in the area.
 Transit in Vicinity: Yes, route 7, Friendly Avenue.
 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-O (Conditional District-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 **Mixed Use Commercial**. Given that the property owner is conditioning to keep the structure as is, the requested CD-O (Conditional District-Office) zoning district is consistent with this GFLUM designation.

Connections 2025 Written Policies

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

POLICY 6A.4: Implement measures to protect neighborhoods from potential negative impacts of development, redevelopment, and/or public projects that are inconsistent with the

neighborhood's livability, architectural or historical character, and reinvestment potential.

- Including protection against incompatible commercial encroachments into residential neighborhoods

POLICY 6B.2: Promote rehabilitation of historic houses and buildings.

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: Preserve and promote Greensboro's historic resources and heritage.

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

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 – See above.

Housing and Community Development

If this proposed rezoning and redevelopment project is approved, the long term livability for adjacent existing single family development would be greatly enhanced by appropriate vegetated and/or constructed buffers, and by retention, to the greatest extent practicable, of existing trees, especially the largest and oldest specimens on the site. The subject site is partially located within a Visual Corridor Overlay Zone. The Applicant is strongly encouraged to discuss this proposed rezoning and redevelopment project with representatives of the Madison Woods neighborhood, within which it is located.

Planning

This 0.94 acre parcel is currently being used as a single-family dwelling. This area of the City is in transition from residential to commercial and office uses. Properties to the west and south of the subject site are zoned as office (although being use as single-family dwellings) and to the north is the Guilford Village office complex which is currently zoned as CD-C-H (Conditional District-Commercial-High). This request is therefore not contradictory to the general development trend in this vicinity.

Approving this request will help promote a diverse mix of uses, housing types, and densities in the general area without impacting the overall mix of uses found in this vicinity. 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-O (Conditional District-Office) zoning district.