



Z-10-11-006

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

Zoning Commission Hearing Date: November 8, 2010

GENERAL INFORMATION

APPLICANT James Roane for ITAC-50, LLC
HEARING TYPE Rezoning
REQUEST **R-3** (Residential-Single Family) to **CD-C-N** (Conditional District-Commercial-Neighborhood)
CONDITIONS 1. Applicant shall preserve existing structure.
LOCATION **107 Lindley Road**, generally described as the southwest corner of the intersection of Lindley Road and Edgerton Drive.
PARCEL ID NUMBER(S) **7834487435**
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). **69** notices were mailed to those property owners in the mailing area.
TRACT SIZE ~0.54 Acres
TOPOGRAPHY Generally flat
VEGETATION Residential landscaping

SITE DATA

Existing Use	Single-family dwelling	
	Adjacent Zoning	Adjacent Land Uses
N	R-3 (Residential-Single Family)	Single-family dwelling
E	R-3 (Residential-Single Family)	Friendship Community Church of God
W	R-3 (Residential-Single Family)	Single-family dwelling
S	R-3 (Residential-Single Family)	Undeveloped

Zoning History

Case #	Date	Request Summary
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This property has been zoned R-3 (Residential-Single family) since July 1, 2010. Prior to the implementation of the Land Development Ordinance (LDO), it was zoned RS-12

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (R-3)	Requested (CD-C-N)
Max. Density:	3 dwelling units/acre	N/A
Typical Uses	Primarily intended to accommodate low density single-family detached residential development.	Primarily intended to accommodate a mix of low intensity office, retail, and personal service and upper story residential uses 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 If site drains to NW then it drains to Greensboro Watersupply Watershed WS-III. If site drains to the SE then it drains to South Buffalo Creek.

Floodplains N/A

Streams N/A

Other: If development is proposed site must meet current watershed regulations if draining to the NW. If development is draining towards the SE & is >1 acre of disturbance, site must meet Phase 2 requirements.

Utilities

Water N/A

Sewer N/A

Airport Noise Cone

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

Landscaping Requirements

Urban Landscaping

Multi-family, nonresidential and mixed-use development in RM-40, MU-M, MU-H, CN and CB districts are subject to the urban landscaping requirements of this section. The landscaping requirements of the -DDO, Downtown Design Overlay, apply within the Downtown Design Overlay district.

Pedestrian Landscaping

Pedestrian landscaping is required along all street frontages. Pedestrian landscaping requirements can be met by one or a combination of the following 4 options:

- providing a street planting yard measured from the edge of the right-of-way or back of sidewalk (whichever is farther from the centerline) that includes 2 canopy trees per 100 linear feet or 6 understory trees per 100 linear feet when located within 15 feet of overhead utilities;
- providing a minimum 10-foot wide sidewalk with canopy trees planted in tree wells (with grates) at 30-foot intervals;
- providing a minimum 10-foot wide sidewalk that is at least 50% covered with weather-protection materials (such as canopies and awnings); or
- providing a plaza between the building and the right-of-way a minimum of 10 feet in width along 50% of the building wall that consists of pavers or hardscape material different from the sidewalk and permanently fixed planters with vegetation.

Vehicular Use Area Screening

The perimeter of all vehicular use areas must be screened from any abutting residentially zoned property. Such screening must consist of one or a combination of the following 2 options:

- A 4-foot-high masonry wall; or
- A planting yard with a minimum width of 5 feet, a 100% sight-obscuring fence with a height of at least 6 feet and at least one evergreen understory tree per 30 linear feet of planting yard (planted on the outside of the fence).

The perimeter of all vehicular use areas containing 10 or more parking spaces or 400 square feet or more paved area must be screened from all abutting rights-of-way. Such screening must consist of one or a combination of the following 2 options:

- A minimum 5-foot wide planting yard and enough evergreen shrubs to form a continuous visual screen at least 2.5 feet in height and a maximum of 3.5 feet in height; or
- A minimum 5-foot wide planting yard with a combination of vegetation and open decorative fencing at least 2.5 feet in height and a maximum of 3.5 feet in height.

Tree Preservation Requirements

Acreage

.54 ac. 1% of lot area

Requirements

Transportation

Street Classification:	Lindley Road – Collector Street, Edgerton Drive – Local Street.
Site Access:	Existing. All access must be designed and constructed to the City of Greensboro standards for commercial driveways.
Traffic Counts:	None available.
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 are no plans for the City to build sidewalk in the area.
Transit in Vicinity:	Yes, route 9, W. Market Street.
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-C-N** (Conditional District-Commercial-Neighborhood) zoning would allow land uses that are not 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-C-N (Conditional District-Commercial-Neighborhood) zoning district is consistent with this GFLUM designation. The timing of the request and the use of the empty lot between this property and the tire store is inconsistent with ongoing land use activities and changes in the area.

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.

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 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).

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

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

The existing single family home on the subject site is described in both *Architectural Resources: An Inventory of Historic Architecture (High Point, Jamestown, Gibsonville, Guilford County)* by H. McKeldon Smith and in *Greensboro: An Architectural Record* by Marvin A. Brown. The home is identified as the Roy Edgerton House and has a recorded construction date of 1925. The porch, porte-cochere, and chimneys are constructed of Milk Quartz, a stone indigenous to the piedmont of North Carolina. This home is one of the last remnants of the formerly vibrant college town known as Guilford, or Guilford Station, which has since been absorbed by Greensboro.

The subject site is located within a Reinvestment Corridor, as designated by the *Connections 2025 Comprehensive Plan*. Retention of the existing structure, per stated condition, will help preserve this portion of Greensboro history. Additional measures to retain and protect the exterior architectural details of this structure would greatly enhance its long-term significance as a local historic resource. The applicant is strongly encouraged to discuss this proposed

rezoning and change of use with representatives of the West Wind neighborhood, within which the subject site is located.

Planning

The subject site, which is located at the southwest corner of the intersection of Lindley Road and Edgerton Drive, consists of a single-family dwelling unit on a 0.54-acre parcel. The applicant intends to reuse the existing building as a possible professional office. This subject site, although not officially designated, has some historic significance as documented in both *Architectural Resources: An Inventory of Historic Architecture (High Point, Jamestown, Gibsonville, Guilford County)* by H. McKeldon Smith and in *Greensboro: An Architectural Record* by Marvin A. Brown.

The predominant pattern of land use in this area of the city is low to moderate density single-family developments with institutional and commercial uses located along West Market Street and Guilford College Road. This request, although consistent with the intent of the requested Commercial-Neighborhood zoning district, which is established to provide convenient locations for businesses on small to mid-sized sites which serve the needs of surrounding residents without disrupting the character of the neighborhood, will leave an intervening landlocked parcel zoned R-3 directly behind the subject site. Staff is concerned about the potential precedent for encouraging “leap frog” development that effectively breaks up established single family patterns.

Staff believes that the intrusion of established single-family neighborhoods with poorly located commercial/office developments is inconsistent with the intent and purpose of the zoning code. Staff is also of the opinion that the request is not compatible with some of the existing development in the surrounding neighborhood.

STAFF RECOMMENDATION

Staff recommends **denial** of the requested CD-C-N (Conditional District-Commercial-Neighborhood) zoning district.