



Z-10-12-005

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

Zoning Commission Hearing Date: December 13, 2010

GENERAL INFORMATION

APPLICANT City of Greensboro for Unitarian Universalist Church of Greensboro

HEARING TYPE Original Zoning

REQUEST **County CU-LB** (Conditional Use-Limited Business) to **City C-L** (Commercial-Low).

CONDITIONS None

LOCATION **5605 Hilltop Road**, generally described as the southeastern corner of the intersection of Hilltop Road and Guilford College Road.

PARCEL ID NUMBER(S) **7823841289**

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

TRACT SIZE ~1.18 Acres

TOPOGRAPHY Slopes to the east

VEGETATION Institutional landscaping

SITE DATA

Existing Use	Community One Bank
Adjacent Zoning	Adjacent Land Uses
N County RS-40 (Residential-Single Family)	Single-Family dwelling
E County RS-40 (Residential-Single Family)	Unitarian Universalist Church of Greensboro
W CU-LB (Conditional Use-Limited Business-City of High Point) and County RS-40(Residential-Single Family)	Single-Family dwellings and a Child Day Care Center
S County RS-40 (Residential-Single Family)	Undeveloped

Zoning History

Case #	Date	Request Summary
		N/A

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (County CU-LB)	Requested City (C-L)
Max. Density:	N/A	N/A
Typical Uses	Primarily intended to accommodate moderate intensity shopping and services close to residential areas. The district is established to provide locations for businesses, which serve nearby neighborhoods. The district is typically located near the intersection of collectors or thoroughfares in areas, which are otherwise developed with residences.	Primarily intended to accommodate low intensity shopping and services close to residential areas. The district is established to provide locations for businesses which serve nearby neighborhoods. The district is typically located near the intersection of collectors or thoroughfares in areas which are otherwise developed with residences.

**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	Site drains to Lower Randleman Watersupply Watershed, Bullrun Creek
Floodplains	>2000ft
Streams	N/A
Other:	Max. BUA allowed is 50%. New BUA must be treated and any existing that drains to the BMP. Site must meet current watershed requirements.

Utilities

Potable Water	N/A
Waste Water	N/A

Airport Noise Cone

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

Landscaping Requirements (applicable if redeveloped)

Guilford College Rd. - Street Yard – minimum width 10'; 2 canopy trees per 100', 17 shrubs per 100'

Hilltop Rd. - Street Yard – minimum width 10'; 2 canopy trees per 100', 17 shrubs per 100'

South Property Line – NA

East Property Line - NA

Tree Preservation Requirements (applicable if redeveloped)

1.18 ac. **1% of lot size**

Transportation

Street Classification: Hilltop Road – Major Thoroughfare, Guilford College Road – Major Thoroughfare.

Site Access: Existing.

Traffic Counts: Hilltop Road ADT = 8,663 (2007), Guilford College Road ADT = 9,958 (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 existing sidewalk along the frontage of this property.

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 **C-L** (Commercial-Low) 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 Moderate Residential. The requested **C-L** (Commercial-Low) zoning district is consistent with this GFLUM designation.

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 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

Moderate Residential (5-12 d.u./acre): This category accommodates housing types ranging from small-lot, single-family detached and attached single-family dwellings such as townhomes to moderate density, low-rise apartment dwellings.

CONFORMITY WITH OTHER PLANS

City Plans – N/A

Other Plans – N/A

Staff/Agency Comments

Water Resources – N/A

Housing and Community Development

No additional comments.

Planning

This original zoning request is being initiated by the City of Greensboro pursuant to a utility agreement and voluntary annexation petition signed by the property owner.

The approximately 1.18-acre subject site is currently developed as a bank. Adjoining the site to the north, east and south is County RS-40 zoning district and to the west is County RS-40 and City of High Point CU-LB. Major land uses in the immediate vicinity are single-family dwellings, shopping center, offices, a church and a day care center.

Approving this request will help 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. It will also 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.

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 in the surrounding area.

STAFF RECOMMENDATION

Staff recommends **approval** of the requested **C-L** (Commercial-Low) zoning district.