



Z-11-01-001

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

Zoning Commission Hearing Date: January 10, 2011

GENERAL INFORMATION

APPLICANT	Robin L. Moore
HEARING TYPE	Rezoning
REQUEST	R-5 (Residential-Single Family) to CD-C-N (Conditional District-Commercial-Neighborhood)
CONDITIONS	<ol style="list-style-type: none">1. Uses: Limited to retail sales and service, personal and professional services, medical, dental and all other office uses and a child day care center.2. Applicant shall preserve and maintain the existing building, but in case of an accidental destruction of the building and a new one is constructed, then the design of the site shall preserve the residential appearance of the building, as reflected in a sloped roof and fenestrations that resemble a typical single-family dwelling.3. Freestanding signage shall be limited to one monument sign.
LOCATION	2401 Lawndale Drive , generally described as the northwest corner of the intersection of Lawndale Drive and Fernwood Drive.
PARCEL ID NUMBER(S)	7855861345
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). 93 notices were mailed to those property owners in the mailing area.
TRACT SIZE	~0.14 Acres
TOPOGRAPHY	Generally flat
VEGETATION	Residential landscaping

SITE DATA

Existing Use		Single-family dwelling
	Adjacent Zoning	Adjacent Land Uses
N	R-5 (Residential-Single Family)	Single-family dwelling
E	R-5 (Residential-Single Family)	Place of religious assembly
W	O (Office)	County EMS station
S	R-5 (Residential-Single Family)	Single-family dwelling

Zoning History

Case #	Date	Request Summary
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This property has been zoned R-5 since July 1, 2010. Prior to the implementation of the Land Development Ordinance (LDO), it was zoned RS-7.

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (R-5)	Requested (CD-C-N)
Max. Density:	5 dwelling units per 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. The district is established to provide convenient locations for businesses on small to midsized sites which serve the needs of surrounding residents without disrupting the character of the neighborhood.

*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 North Buffalo Creek
Floodplains	N/A
Streams	N/A
Other:	If development is proposed and the disturbed area is one acre or more, then the proposed development must meet water quality 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

Urban Landscaping Requirements

Applicability

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:

- A. 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;
- B. providing a minimum 10-foot wide sidewalk with canopy trees planted in tree wells (with grates) at 30-foot intervals;
- C. providing a minimum 10-foot wide sidewalk that is at least 50% covered with weather-protection materials (such as canopies and awnings); or
- D. 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

- A. 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:
 - 1. A 4-foot-high masonry wall; or
 - 2. 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).
- B. 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:
 - 1. 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
 - 2. 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.

Surface Parking Lot Landscaping

Requiring landscaping within parking areas is intended to shade and improve the attractiveness of large areas of pavement.

A. Required Landscaping

Parking lot planting yards are required in parking lots containing 10 or more spaces. Parking lot planting yards must include at least one canopy tree for every 10 parking spaces.

1. Required canopy tree areas must be located within the parking lot. They may be located in landscape islands, landscape divider medians between rows of parking, in driveway medians, or at the end of parking bays.
2. The landowner may provide required landscape islands or planting areas using one or more of the planter sizes below. Each parking space must be entirely within the designated distance of a parking lot planting areas, as specified below:

Size of Parking Lot Planting Area (sq. ft.)	Number of Trees In Planting Area	Max. Distance from Parking Space (feet)
200-499	1	100
500-899	3	130
Over 899	5	150

3. Grouping canopy trees within the same landscape island or planting area is strongly encouraged, even if this would decrease the number of islands within the parking lot. The Planning Director is authorized to grant a Type 1 Modification to the standards of Table 10-4 in accordance with Sec. 30-4-11.
4. Trees used to satisfy the planting requirements for parking lot areas may not be counted toward the planting requirements for other required plantings on the site.

**Tree Preservation Requirements
Acreage**

Requirements

0.14 ac 1% of lot size

Transportation

Street Classification: Lawndale Drive – Major Thoroughfare, Fernwood Drive – Collector Street.

Site Access: All access must be designed and constructed to the City of Greensboro standards. GDOT will approve one access to Fernwood Drive as far away from the intersection as possible.

Traffic Counts: Lawndale Drive ADT = 22,504 (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. Sidewalk exists along Lawndale Drive but does not exist along Fernwood Drive. There are no plans by the City to install sidewalk along Fernwood Drive.
Transit in Vicinity:	Yes, route 8A, Lawndale Connector.
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 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 **CD-C-N** (Conditional District-Commercial-Neighborhood) zoning district is consistent with this GFLUM designation.

Connections 2025 Written Policies

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.

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.

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

Applicant is strongly encouraged to discuss this proposal with representatives of the adjacent Old Irving Park neighborhood.

Planning

The subject site consists of a single-family dwelling unit on a 0.14-acre parcel. Adjacent land uses include a County EMS station to the west, a church to the east, single-family dwellings to the north and south.

This request is consistent with the intent of the requested C-N (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. Also, the addition of conditions which seek to preserve the existing single-family detached dwelling will help preserve the residential character of this neighborhood.

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 compatible with the existing development and trend in the surrounding area.

STAFF RECOMMENDATION

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