



Z-11-06-001  
Planning & Community Development  
Zoning Staff Report and Plan Amendment Evaluation

Zoning Commission Hearing Date: June 13, 2011

**GENERAL INFORMATION**

<b>APPLICANT</b>	Charles and Kathy Clayton
<b>HEARING TYPE</b>	Rezoning
<b>REQUEST</b>	<b>R-3</b> (Residential-Single Family) to <b>CD-O</b> (Conditional District-Office)
<b>CONDITIONS</b>	<ol style="list-style-type: none"><li>1. Uses: Limited to all uses permitted in the Office zoning district <b>except</b> temporary and emergency shelters; park and ride facilities; and cemeteries.</li><li>2. The proposed building shall be one story in height, with a maximum gross floor area of 4,500 square feet.</li><li>3. Digital signage (electronic changeable copy sign) shall be prohibited.</li><li>4. All free-standing signage shall be limited to 6 feet in height and shall be of monument style.</li></ol>
<b>LOCATION</b>	<b>5742 Inman Road</b> , generally described as south of Inman Road and east of Solara Trace
<b>PARCEL ID NUMBER(S)</b>	<b>7836056132</b>
<b>PUBLIC NOTIFICATION</b>	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). <b>23</b> notices were mailed to those property owners in the mailing area.
<b>TRACT SIZE</b>	~1.05 Acres
<b>TOPOGRAPHY</b>	Generally flat
<b>VEGETATION</b>	Residential landscaping

**SITE DATA**

<b>Existing Use</b>		Single-family dwelling unit
	<b>Adjacent Zoning</b>	<b>Adjacent Land Uses</b>
N	R-3 (Residential-Single Family)	Single-Family dwelling unit
E	PI (Public and Institutional)	Place of religious assembly
W	R-3 (Residential-Single Family)	Single-Family dwelling unit
S	PTIA Exemption Area	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-15 (Residential-Single Family).

**ZONING DISTRICT STANDARDS**

**District Summary \***

Zoning District Designation:	Existing <b>(R-3)</b>	Requested <b>(CD-O)</b>
Max. Density:	3 dwelling units per acre	N/A
Typical Uses	Primarily intended to accommodate low density single-family detached residential development	Primarily intended to accommodate moderate-to-high intensity office and institutional uses and supporting service and retail uses.

*\*These regulations may not reflect all requirements for all situations; see the City of Greensboro Development Ordinance for all applicable 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 Greensboro Watersupply Watershed WSIII, Brush Creek subbasin
Floodplains	>2000ft
Streams	N/A
Other:	New Built Upon Area (BUA) must be treated by a State approved BMP.

**Utilities**

Potable Water	N/A
Waste Water	N/A

**Airport Noise Cone**

The subject property is partially located in the Airport Noise Cone.

**Landscaping Requirements**

**On lots of record that existed prior to July 1, 1992 that are less than 55,000 square feet in area, no development is required to landscape more than 15% of the site.**

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

Solara Trc.; Street Yard – minimum width 10'; 2 canopy trees per 100', 17 shrubs per 100'

North Property Line; Type B Yard – average width 25'; 3 canopy trees per 100', 5 understory trees per 100', 25 shrubs per 100'

East Property Line; NA

Landscaping Requirements (cont.)

**Parking Lot Landscaping**

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

**Required Landscaping**

Parking lot planting yards must include at least one canopy tree for every 12 parking spaces.

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, or in driveway medians.

Islands or other planting areas for canopy trees must have a minimum area of 200 square feet with a minimum dimension of 7 feet, measured in any direction. Islands or planting areas of less than 200 square feet may not be counted toward satisfying parking lot landscaping requirements.

The landowner may provide required landscape islands or planting areas using one or more of the planting area sizes below. Each parking space must be entirely within the designated distance of a parking lot planting area as specified below:

<b>Table 10-4: Location of Parking Lot Planting Areas</b>		
<b>Size of Parking Lot Planting Area (sq. ft.)</b>	<b>Number of Trees In Planting Area</b>	<b>Max. Distance from Parking Space (feet)</b>
200-499	1	100 (1)
500-899	3	130
(1) Canopy trees installed as part of a required planting yard that abuts the parking lot may be used for up to 50% of the required distance		

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.

When a parking lot or other vehicular use area abuts a vacant site or a site with the same land use classification as the subject site, a planting yard with a minimum width of 5 feet must be provided between the parking lot/vehicular use area and the abutting (interior) property line. This required planting area must be landscaped with at least 2 understory trees and 18 evergreen shrubs per 100 linear feet.

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**

<b>Acreage</b>	<b>Requirements</b>
1.05 ac.	1% of lot size

**Transportation**

Street Classification:	Inman Road – Minor Thoroughfare.
Site Access:	All access(s) must be designed and constructed to the City of Greensboro standards.
Traffic Counts:	None available.
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 sidewalk along the frontage of this property nor are there any plans to construct sidewalk.
Transit in Vicinity:	No.
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-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 Corporate Park and Low Residential**. Based on adopted City Council policy, the requested **CD-O** (Conditional District-Office) district is generally 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 4C: Promote new patterns and intensities of use to increase economic competitiveness and enhance quality of life in urban areas.

POLICY 4C.1: Establish standards for and promote new forms of compact development.

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 such as East Greensboro.

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 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.

POLICY 7C: Ensure that city land use policies and regulations allow for an adequate supply of land to accommodate economic development.

POLICY 7C.1: Ensure that adequate land is zoned and has infrastructure available for the various stages of business development.

### **Connections 2025 Map Policies**

Mixed Use Corporate Park: This designation is intended for large tracts of undeveloped land near the City's fringe that are appropriate for well planned, larger scale business/employment parks with supporting uses such as retail, hotels, and residential. Primary uses such as office, flex office, technology research and development, light manufacturing, distribution, and assembly should be placed in a campus-like or "corporate park" setting with generous, linked open space to maximize value and to promote visual quality and compatibility with the surrounding area. Pedestrian-friendly features such as buildings placed near the street, sidewalks, and trails leading to nearby uses such as retail and housing should be encouraged.

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 – Guilford County Airport Area Plan Adopted 2002, Revised 2008**

**Staff/Agency Comments**

**Community Development**

Long term quality of life for occupants of existing adjacent residential development to the north would be enhanced through the installation of appropriate constructed and or vegetative screening along the northern boundary of the subject property. Applicant is strongly encouraged to discuss this proposed rezoning and development with representatives of the Cardinal Neighborhood, within which it is located.

**Planning**

The 1.05-acre subject parcel consists of a single-family residential unit. It is generally located south of Inman Road and east of Solara Trace, about one-half mile north of the PTI Airport. The immediate vicinity is well developed with varying densities and intensities of commercial, residential, institutional and office uses. To the east of the subject site is the Cornerstone Baptist Church, to the north and west are single-family dwellings and to the south is an undeveloped parcel belonging to the PTI Airport Authority. The applicant intends to redevelop this site as an infill project for offices.

This rezoning request is consistent with the intent and purpose of the Comprehensive Plan in that it is consistent with the Mixed Use Corporate Park, Generalized Future Land Use designation of the site. Approving this request, will help ensure that adequate land is zoned and has infrastructure available for the various stages of business development 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 especially with the proposed expansion of the PTI Airport and the added conditions that will help minimize any negative impacts that this proposed development might bring to the neighborhood.

**STAFF RECOMMENDATION**

Staff recommends **approval** of the requested **CD-O** (Conditional District-Office) zoning district.