



Z-18-05-002

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

Zoning Commission Hearing Date: May 21, 2018

GENERAL INFORMATION

APPLICANT	Juraj Slovak for J&K Builders of NC, Inc.
HEARING TYPE	Rezoning Request
REQUEST	R-3 (Residential Single-family - 3) to CD-O (Conditional District – Office) with the following condition:
CONDITIONS	1. All uses permitted in the Office zoning district EXCEPT: Agricultural, Utilities (as a principal use), and Overnight Accommodations.
LOCATION	303 College Road
PARCEL ID NUMBER(S)	7834595307
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). 109 notices were mailed to those property owners in the mailing area.
TRACT SIZE	0.36 Acres
TOPOGRAPHY	Flat
VEGETATION	Residential

SITE DATA

Existing Use	Nonconforming Office Use	
	Adjacent Zoning	Adjacent Land Uses
N	R-3 (Residential Single-family – 3)	Single-family Dwelling
E	R-3 (Residential Single-family – 3)	Single-family Dwelling
W	R-5 (Residential Single-family – 5)	Single-family Dwelling
S	R-3 (Residential Single-family – 3)	Vacant

Zoning History

Case #	Date	Request Summary
N/A	N/A	The property is currently zoned R-3 (Residential Single-family – 3) and has been since the adoption of the Land Development ordinance in July 2010. Prior to the LDO, the subject property was zoned RS-12 (Residential Single-family).

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (R-3)	Requested (CD-O)
Max. Density:	3 units per acre	N/A
Typical Uses	Primarily intended to accommodate single-family and similar residential uses at a density of 3.0 units per acre or less.	This request would allow all uses permitted in the Office zoning district except Agricultural, Utilities (as a principal use), and Overnight Accommodations.

**These regulations may not reflect all requirements for all situations; see the City of Greensboro Land 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 WS-III, Horsepen Creek Watershed

Floodplains >2000LF

Streams N/A

Other: Site must meet current Watershed requirements, Water Quality and Water Quantity must be addressed. Max.High Density BUA is 70%, Low Density is 24%. Site is located within the PTI 5 mile statue radius. Any new BUA must be treated by a State approved Water Quality BMP and any existing BUA that would drain to the device treated to the maximum extent practicable.

Utilities (Availability)

Potable Water Available

Waste Water Available

Airport Overlay District & Noise Cone

n/a

Landscaping & Tree Conservation Requirements

Landscaping:

Street Yards:

Street planting yards must be installed abutting public street rights-of-way. The required street planting yard must have a minimum width of 10 feet (as measured from the outside edge of the right-of-way or the back of the sidewalk, whichever is further from the street centerline) and include at least 2 canopy trees and 17 shrubs per 100 linear feet of required street planting yard, not including allowed driveways.

Buffer Yards:

Adjacent to single-family residential: Type B buffer yard, with an average width of 25', a minimum width of 20', and a planting rate of 3 canopy trees, 5 understory trees, and 25 shrubs per 100 l.f.

Adjacent to vacant property or multi-family: Vehicular Use Area buffer yard (see below) between any parking lot or drive aisle and the adjacent property line.

Parking Lots:

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 for required parking spaces: 1 canopy tree per 12 spaces, in islands or medians within the parking lot.

Tree Conservation:

For .36 acres, 1% of parcel size in critical root zone to be dedicated for Tree Conservation for new development. For an expansion of existing facility which disturbs greater than 3,000 sq.ft., 1% of disturbed area in critical root zone to be dedicated.

Transportation

Street Classification: College Road – Major Thoroughfare.
Lucye Lane – Local Street.

Site Access: All access(s) must be designed and constructed to the City of Greensboro standards.

Traffic Counts: College Road AADT = 16,000 (NCDOT, 2016)

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. Sidewalk does exist along the frontage of this property.
Transit in Vicinity:	Yes. GTA Route 9 (West Market Street) is within 0.30 miles of subject site, along W Market Street.
Traffic Impact Study: (TIS)	No TIS required per TIS Ordinance.
Street Connectivity:	N/A.
Other:	Subject site is within the limits of the Market–College–Guilford College Intersection Project currently under construction.

IMPACT/POLICY ANALYSIS

Land Use Compatibility

The proposed **CD-O (Conditional District - Office)** zoning, as conditioned, 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 (5-12 d.u./acre)**. The requested **CD-O (Conditional District - Office)** zoning district is generally inconsistent with the **Moderate Residential (5-12 d.u./acre)** GFLUM designation, however, per City Council adopted policy, a GFLUM amendment is not required for re-zoning requests that are less than one acre, or that do not involve a significant physical change resulting in new or expanded structures.

Connections 2025 Written Policies

Land Use Goal 4.1 – Growth Strategy: Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

Policy 4A: Remove present impediments to infill and investment in urban areas.

Policy 4B: Target capital investments to leverage private investment in urban areas.

Policy 4C: Promote new patterns and intensities of use to increase economic competitiveness and enhance quality of life in urban areas.

Policy 4D: Identify potential opportunities and selectively target, plan and promote development/reuse initiatives.

Community Character, Goal 5.2 – Man-Made Environment: Preserve and enhance the character and visual quality of Greensboro's built environment, including historic resources, private developments, and public landscapes.

Policy 5E: Improve the aesthetic quality of publicly owned and maintained landscapes.

Policy 5F: Implement and improve design standards governing the appearance of development from public roadways.

Economic Development, Goal 7: 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 7A: Target city investment and regulatory policies for economic development.

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

Transportation, Goal 8: Develop and maintain a safe, efficient, and environmentally sound transportation system that provides convenient choices for accessing destinations throughout Greensboro and the Triad, including a range of well-integrated transit, pedestrian, and bicycle linkages.

Policy 8A: Maintain a roadway network that safely and efficiently accommodates vehicular traffic while supporting other community objectives defined in the Comprehensive Plan.

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

Sustainability Action Plan

Element 1) Transportation and Land Use:

Policy 1) Encourage increased density, a mix of land uses and more integrated links between transportation and land use through changes to Greensboro's Comprehensive Plan, Development Ordinance and other related plans.

Element 2) Green Jobs and Buildings:

Policy 3) Develop a coordinated City program to provide technical support, energy audits and education and outreach to increase energy efficiency and conservation in commercial and residential buildings.

Policy 4) Use a combination of code changes, incentives, partnerships and education to promote green building in Greensboro.

Policy 6) Promote more efficient use of water through education, partnerships and pilot projects.

Element 3) Waste Reduction and Recycling:

Policy 7) Employ a combination of expanded recycling infrastructure, regulations and incentives to increase Greensboro's solid waste diversion and recycling rates.

Element 6) Education and Outreach:

Policy 11) Provide technical support, awards and recognition to individuals and organizations furthering Greensboro's energy and sustainability efforts.

Other Plans

STAFF ANALYSIS AND RECOMMENDATION

Community Outreach

Applicant is strongly encouraged to discuss this proposed rezoning and development with owners of surrounding properties.

The subject site is located within the area(s) eligible for the following economic development incentive or assistance program(s):

- New Markets tax credits (federal).

Staff Analysis

The 0.36-acre subject property is currently a single-family residence. North, east, and south of the request are single-family dwellings (zoned R-3). West of the request is a vacant lot (zoned R-5).

The Comprehensive Plan's Future Land Use Map designates this area as Moderate Residential. This designation is intended to permit a mix of housing types from single-family to medium density multi-family. While this designation does not directly support rezoning to Office, per City Council adopted policy a GFLUM amendment is not required for rezoning requests that are less than one acre, or that do not involve a significant physical change resulting in new or expanded structures.

The proposed CD-O, as conditioned, allows all uses permitted in the Office zoning district except Agricultural, Utilities (as a principal use), and Overnight Accommodations. The Office zoning district is primarily intended to accommodate office, institutional, supporting service and other uses. Additionally, a goal of the Comprehensive Plan is to promote a healthy, diversified economy with a strong tax base and opportunities for employment, entrepreneurship and for-profit and non-profit economic development. The proposed Office zoning district is a moderate intensity district that is generally compatible with nearby residential uses

The request is consistent with the intent and purpose of the zoning code, the Comprehensive Plan (Connections 2025) and 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.