



Z-18-10-002

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

Zoning Commission Hearing Date: October 15, 2018

GENERAL INFORMATION

APPLICANT	Shelley R. Bass for Bridge Over Troubled Waters Ministry Inc.
HEARING TYPE	Rezoning Request
REQUEST	PUD (Planned Unit Development) to PUD (Planned Unit Development)
CONDITIONS	<ol style="list-style-type: none">1. All uses allowed in the PUD (Planned Unit Development) zoning district except any use with a drive thru facility, correctional institutions, shooting ranges, bars, nightclubs, brew pubs, banks, savings & loans, and credit unions, funeral homes and crematoriums, taxi dispatch terminals, taxidermists, all retail sales and services (as principal use), self-storage facilities, all vehicle sales and services, all wholesale trade, warehousing, storage and freight handling.2. The setback from Sharpe Road shall be a minimum of 30 feet from the property line.3. The maximum height of building(s) from grade at street level on Sharpe Road shall be limited to 35 feet.4. The project shall contain a maximum of 52 multifamily dwelling units for the elderly.
LOCATION	2316-2320 Sharpe Road
PARCEL ID NUMBER(S)	7883667502
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). 54 notices were mailed to those property owners in the mailing area.
TRACT SIZE	10.21 Acres
TOPOGRAPHY	Sloping
VEGETATION	Natural

SITE DATA

	Existing Use	Residential Single-family
	Adjacent Zoning	Adjacent Land Uses
N	County RS-40 (Residential-Single Family)	Single-family dwelling unit
E	County AG (Agriculture)	Single-family residence
W	County AG (Agriculture)	Single-family dwelling unit
S	County RS-40 (Residential-Single Family)	Single-family dwelling unit

Zoning History

Case #	Date	Request Summary
3849	July 17, 2012	<p>The property is currently zoned PUD (Planned Unit Development) and has been since the annexation and original zoning in 2012. Current zoning conditions include:</p> <ol style="list-style-type: none"> 1. All uses allowed in the PUD (Planned Unit Development) zoning district except any use with a drive thru facility, correctional institutions, shooting ranges, bars, nightclubs, brew pubs, banks, savings & loans, and credit unions, funeral homes and crematoriums, taxi dispatch terminals, taxidermists, all retail sales and services (as principal use), self-storage facilities, all vehicle sales and services, all wholesale trade, warehousing, storage and freight handling. 2. The setback from Sharpe Road shall be a minimum of 150 feet from the property line. 3. The maximum height of building(s) from grade at street level on Sharpe Road shall be limited to 35 feet. 4. The project shall contain a maximum of 52 multifamily dwelling units for the elderly.

ZONING DISTRICT STANDARDS

District Summary *

Zoning District	Existing	Requested
Designation:	(PUD)	(PUD)
Max. Density:	N/A	N/A
Typical Uses	Typical uses in the PUD district include all uses except industrial and agricultural uses.	Typical uses in the PUD district include all uses except industrial and agricultural uses.

**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

The subject site is partially (southwestern corner) located within the East Lee Street Visual Corridor Overlay Zone Visual Corridor Overlay Zone, which prohibits establishment of new outdoor advertising signs therein.

Environmental/Soils

Water Supply Watershed Site drains to Lake MacIntosh WS-IV watersupply watershed, Little Alamance Creek

Floodplains ➤ 2000LT

Streams Blue line streams require a 50ft stream buffer measured from top of stream bank on each side. Non-Blue line streams must be identified. If either intermittent or perennial, then a 30ft non-encroachment area will be required or 5x's the channel width, whichever is greater.

Other: Site must meet current watersupply watershed requirements for any additional BUA. Max High Density BUA is 70%, Low Density is 24% with sewer.

Utilities (Availability)

Contact Kenny Treadway 336-373-2897 for a water/sewer feasibility

Airport Overlay District & Noise Cone

n/a

Landscaping & Tree Conservation Requirements

Landscaping:

Landscaping will be determined by the Unified Development Plan. Minimum standards will be those set out in Section 30-10 of the development ordinance, and will include street buffer yards, buffer yards between the site and adjacent properties, and parking lot trees.

Tree Conservation:

For 10.21 acres, 10% of parcel size in critical root zone to be dedicated for Tree Conservation.

Transportation

Street Classification: Sharpe Road – Minor Thoroughfare.
East Lee Street – Major Thoroughfare.

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

Traffic Counts: Sharpe Road at E Lee St AADT = 4,200 vpd (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 not exist along the frontage of this property.

Transit in Vicinity: No.

Traffic Impact Study: No TIS required per TIS Ordinance.
(TIS)

Street Connectivity: N/A.

Other: N/A.

IMPACT/POLICY ANALYSIS

Land Use Compatibility

The proposed **PUD (Planned Unit Development)** zoning would allow land uses that are compatible with the general character of the area.

Connections 2025 Comprehensive Plan Policies

The Generalized Land Use Map designates this subject site as **Mixed Use Residential**. The requested **PUD (Planned Unit Development)** zoning district is generally consistent with the **Mixed Use Residential** future land use designation.

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.

Housing and Neighborhoods, Goal 6: 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 6C: Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

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

Mixed Use Residential: This designation applies to neighborhoods or districts where the predominant use is residential and where substantial, compatible local-serving nonresidential uses may be introduced. Such use mixes are typically found in older, in-town neighborhoods that accommodate "corner stores" and other local services, as well as in newly developed traditional neighborhood developments (TNDs). This district is also applied in areas suited to a diverse mix of housing types and densities. Ensuring that buildings are of the appropriate scale and intensity is critical.

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

n/a

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):

- Opportunity Zone Tax Credits (federal); and
- Economic Development Impact Zone 2 (local).

Staff Analysis

The 10.00 acre subject property is currently undeveloped. North and west of the request is a tractor trailer leasing use (zoned CD-LI). East of the request is vacant land (zoned CD-LI). South of the request is a distribution facility (zoned LI).

The site is located within the approved Western Area Plan. The Western Area Plan designates this area as an Employment Area. This designation provides for increasing industrially zoned properties to accommodate future demand for large scale industrial uses. The plan recommends expanding industrial areas while balancing quality of life concerns such as walkability and access to amenities.

The proposed LI zoning district is primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development, and related commercial/service activities which in their normal operations have little or no adverse effect upon adjoining properties. This request is supported by the Comprehensive Plan's Economic Development goal to 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.

All properties adjacent to the subject parcel are either zoned LI or CD-LI and contain various industrial uses. This rezoning request would allow uses that are compatible with the general character of the surrounding area.

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 **PUD** (Planned Unit Development) zoning district.