



# Z-19-01-003

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

**Zoning Commission Hearing Date: January 23, 2019**

### GENERAL INFORMATION

<b>APPLICANT</b>	The Lofts at New Garden LLC
<b>HEARING TYPE</b>	Rezoning Request
<b>REQUEST</b>	R-3 (Residential Single Family) to CD-O (Conditional District Office)
<b>CONDITION</b>	<ol style="list-style-type: none"><li>1. All uses permitted in the Office zoning district except Hotels and Motels and any uses in the Group Living use group</li><li>2. Maximum total building square footage shall be 6,000 square feet</li><li>3. Maximum building height shall be two stories</li></ol>
<b>LOCATION</b>	1315 New Garden Road
<b>PARCEL ID NUMBER(S)</b>	<b>7835772746</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>39</b> notices were mailed to those property owners in the mailing area.
<b>TRACT SIZE</b>	.58 Acres
<b>TOPOGRAPHY</b>	Flat
<b>VEGETATION</b>	Residential

### SITE DATA

**Existing Use** Single Family Dwelling

	<b>Adjacent Zoning</b>	<b>Adjacent Land Uses</b>
N	R-3 (Residential Single Family – 3) CD-O (Conditional District Office)	Single Family Dwellings

E	R-3 (Residential Single-family – 3)	Single Family Dwellings
W	PUD (Planned Unit Development)	Multifamily Dwellings (Under Construction)
S	PUD (Planned Unit Development)	Multifamily Dwellings (Under Construction)

**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 <b>(R-3)</b>	Requested <b>(CD-O)</b>
Max. Density:	3.0 units per gross acre	N/A
Typical Uses	Primarily intended to accommodate low-density single-family detached residential development.	All uses permitted in the Office zoning district except Hotels and Motels and any uses in the Group Living use group

*\*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**

Subject site is located within the New Garden Road Visual Corridor Overlay Zone, which prohibits the establishment of new outdoor advertising signs therein.

**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 for Water Quality and Water Quantity Control must be addressed. Site is also located within the PTI 5 statue mile radius. No BMP/SCM can be located within this radius without an engineer’s justification and documentation.

**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 or multi-family residential uses: 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.

**Parking Lots:**

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

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

**Tree Conservation:**

For .58 acres, 1% of parcel size in critical root zone to be dedicated for Tree Conservation.

**Transportation**

Street Classification: New Garden Road– Major Thoroughfare.  
Pinehaven Drive – Local Street.

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

Traffic Counts: New Garden Road AADT = 17,000 (NCDOT, 2017).

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: 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 **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 as conditioned is generally inconsistent with the **Moderate Residential (5-12 d.u./acre)** future land use designation, however, per City Council adopted policy, a GFLUM amendment is not required for rezoning requests that are less than one acre in size.

### **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.

### **Generalized Future Land Use 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**

n/a

## **STAFF ANALYSIS AND RECOMMENDATION**

### **Community Outreach**

Applicant is strongly encouraged to discuss this proposed rezoning with owners of adjacent properties and with representatives of the nearby Robin Ridge Neighborhood, located to the east of the subject site.

### **Staff Analysis**

This .58 acre request is to rezone a lot containing an existing single family dwelling from residential single family zoning to conditional district office. North and east of the request are

single family dwellings zoned R-3. West and south of the request are multifamily dwellings (under construction) zoned PUD.

The Comprehensive Plan designates this property as Moderate Residential on the Generalized Future Land Use Map. The Moderate Residential density classification generally 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. Per City Council adopted policy, any rezoning request of less than one acre in size does not trigger an amendment to the Comprehensive Plan.

The proposed CD-O zoning request would allow limited office, residential and service (no retail) uses that would be generally compatible with surrounding development and would fit with the current trend of development along the west side of New Garden Road in this vicinity. The request is also consistent with the Comprehensive Plan's Reinvestment/Infill goal to promote sound investment in Greensboro's urban areas and the Economic Development goal to promote a healthy and diversified economy.

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.