



Z-18-10-002

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

Zoning Commission Hearing Date: February 18, 2019

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). 55 notices were mailed to those property owners in the mailing area.
TRACT SIZE	10.21 Acres
TOPOGRAPHY	Sloping
VEGETATION	Natural

SITE DATA

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

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 Designation:	Existing (PUD)	Requested (PUD)
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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, 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 Non-Blue streams are 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 = 4,800 vpd (NCDOT, 2017).
Trip Generation:	24 Hour = 409, AM Peak Hour = 123, PM Peak Hour = 129.
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: (TIS)	Yes, required per TIS Ordinance. Please see the end of this staff report for the Executive Summary of the 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 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 10.21 acre subject property is currently undeveloped. North, east, south and west of the request are single family residential uses zoned County RS-40 and County AG.

The site is designated at Mixed Use Residential in the Comprehensive Plan. The Mixed Use Residential designation applies to neighborhoods or districts where the predominant use is residential and where substantial, compatible local-serving nonresidential uses may be introduced.

The proposed PUD zoning district request is the same as the currently approved PUD zoning, except that the minimum setback from Sharpe Road is being reduced from 150 feet to 30 feet. This is necessary to account topographical and environmental constraints that prevent parts of the southern portion of the property from being developed.

The proposed request is consistent with the Comprehensive Plan's Housing and Neighborhoods goal to 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. It is also consistent with the Growth at the Fringe goal to 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.

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.

**Bridge Over Troubled Water Outreach Center –Transportation Impact
Analysis Greensboro, NC
Prepared for Bridge Over Troubled Waters,
Inc. November 27, 2018**

Executive Summary

The proposed Bridge Over Troubled Waters Outreach Center is to be located on 2316-2320 Sharpe Road in eastern Greensboro, North Carolina. The development is planned to consist of 52 elderly housing units and a 250-seat assembly hall. One (1) access point is proposed on Sharpe Road approximately 0.50 miles east of East Lee Street. In order to depict the worst-case scenario for this development, the site was analyzed based on maximum number of persons that will use the assembly hall during the peak analysis periods. The expected build-out year for this project is 2020. A study year of 2021 (build-out plus one year) was used for analysis purposes.

Trip Generation

The trip generation indicates the proposed development has a potential of generating approximately 409 trips per day with a total of 124 trips during the AM peak and 129 trips during the PM peak. Note that this reflects the worst-case scenario of a special event for which the assembly hall is operating at full capacity. This also includes the land use of 52 senior housing units.

Capacity Analysis

DAVENPORT was retained to determine the potential traffic impacts of this development and to identify any transportation improvements that may be required to accommodate the impacts of both background traffic and new development traffic. Three (3) intersections were included in the study:

- East Lee Street at Sharpe Road
- Sharpe Road at Youngs Mill Road
- Sharpe Road at Proposed Site Access

Overall, the analysis indicates LOS C or better can be expected at the study intersections during the future build peaks. At the intersection of Sharpe Road and Proposed Site Access, left and right turn lanes into the site access with 100 feet of storage and appropriate taper have been recommended along Sharpe Road to accommodate traffic entering the site, based on North Carolina Department of Transportation (NCDOT) turn lane warrant criteria.

Throat Distances

The internal throat distances for the site accesses were reviewed based on the Greensboro Department of Transportation (GDOT) Driveway Manual, which states that the distance from the adjacent street right of way to the near side of any internal

service drive or parking aisle should be 25 feet, or greater than the expected inbound queue at the location. Based on the traffic simulation and the number of vehicles entering the Site Access during the AM and PM peaks (78 and 62 vehicles, respectively), a minimum throat distance of 25 feet will be required.

Conclusion

This TIA was performed in order to assess transportation impacts of the proposed site as well as background traffic. Recommendations have been given to accommodate these impacts. The analysis documented here indicates that with the recommended improvements in place, the proposed site is not expected to have a detrimental effect on transportation capacity and mobility in the study area. The recommended improvements for the development are summarized in Table A and are shown in Figure A. The exact layout of the site will need to be coordinated during the site plan review process. Please note that the access point to the site is recommended to be designed according to NCDOT and GDOT standards as applicable.

Table A - Recommended Improvement	
East Lee Street at Sharpe Road	No improvements are recommended.
Sharpe Road at Site Access	<ul style="list-style-type: none"> • Construct a westbound left turn lane along Sharpe Road with 100 feet of storage plus appropriate taper. • Construct an eastbound right turn lane along Sharpe Road with 100 feet of storage plus appropriate taper.
Sharpe Road at Youngs Mill Road	No improvements are recommended.