



PLZ-18-18

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

City Council Hearing Date: October 16, 2018

GENERAL INFORMATION

APPLICANT	North Carolina A&T State University
HEARING TYPE	Original Zoning and Rezoning Request
REQUEST	Original zoning from County AG (Agricultural) and City R-5 (Residential Single-family) to City PI (Public Institutional).
CONDITIONS	N/A
LOCATION	A portion of 4220 Holts Chapel Road and all of 752-754 J F H Dairy Road
PARCEL ID NUMBER(S)	A portion of 7884341094 and all of 7884441959
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). 160 notices were mailed to those property owners in the mailing area.
TRACT SIZE	63 Acres
TOPOGRAPHY	Generally Flat
VEGETATION	Residential

SITE DATA

Existing Use	Agricultural (related to NC A&T)	
	Adjacent Zoning	Adjacent Land Uses
N	City R-5 (Residential Single-family)	Single-family dwellings
E	County AG (Agricultural) and City R-5 (Residential Single Family)	Single-family dwellings and agriculture
W	County AG (Agricultural) and City R-5 (Residential Single-family)	Single-family dwellings

S County AG (Agricultural) Single-family dwelling and vacant land

Zoning History

Case #	Date	Request Summary
N/A	N/A	The northern portion of the subject property was annexed into the City in 1985. An R-5 zoning district was established upon annexation. The southern portion of the property is not currently located in the City’s jurisdiction.

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (County AG)	Existing (City R-5)	Requested (City PI)
Max. Density:	N/A	5 dwelling units per acre	N/A
Typical Uses	Primarily intended to accommodate uses of an agricultural nature, including farm residences and farm tenant housing. It also accommodates scattered non-farm residences on large tracts of land. It is not intended for major residential subdivisions.	Primarily intended to accommodate low-density single-family detached residential development. The overall gross density in R-5 will typically be 5.0 units per acre or less.	Primarily intended to accommodate office, institutional, supporting service and other 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

N/A

Environmental/Soils

Water Supply Watershed Site drains S. Buffalo Creek, Non-Watersupply Watershed Watershed

Floodplains >2000FT

Streams Blue Line stream feature is onsite. Stream requires a 50ft stream buffer measured from top of bank on each side. Blue Line pond requires a 50ft buffer measured from the normal pool elevation of the pond. See City LDO Chp.30-12-3.9 Stream Buffers for Activities and Structures allowed within the 50ft stream buffer.

Other: If >1 acre is disturbed and the impervious area (BUA) is increased, the site must meet current Phase 2 watershed requirements, water quality & water quantity control must be addressed.

Utilities

Potable Water Available

Waste Water Available

Airport Overlay District & Noise Cone

N/A

Landscaping & Tree Conservation Requirements

Landscaping:

Street Yard: 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 Yard: 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 other religious or institutional uses: Vehicular Use Area buffer yard (see below).

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

Tree Conservation:

For 63 acres, 10% of parcel size in critical root zone to be dedicated for Tree Conservation Area.

Transportation

Street Classification:	McConnell Road – Major Thoroughfare. Holts Chapel Road – Minor Thoroughfare. J F H Dairy Road – Collector Street.
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. Sidewalk does not exist along the frontage of this property.
Transit in Vicinity:	No.
Traffic Impact Study: (TIS)	No TIS required per TIS Ordinance.
Street Connectivity:	N/A.
Other:	N/A.

IMPACT/POLICY ANALYSIS**Land Use Compatibility**

The proposed **PI (Public and Institutional)** 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 **Low Residential (3-5 d.u. / acre)** and **Mixed Use Corporate Park**. The requested **PI (Public and Institutional)** zoning district is generally consistent with the **Low Residential (3-5 d.u. / acre)** and **Mixed Use Corporate Park** GFLUM designations. The Growth Strategy Map designates the subject side as being within **Growth Tier 1, Current Growth Area (2013 – 2019)**.

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.

Land Use Goal 4.3 – Growth at the Fringe: 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 4F: Initiate a fringe area growth management framework comprising the following elements:

- Create a Fringe Area Land Use Plan;
- Establish a “tiered” approach that designates growth areas for staged development, annexation, and extension of public facilities within the water and sewer service boundary;
- Define specific criteria for water and sewer extensions and annexations;
- Initiate designation of the fringe as Greensboro's extraterritorial jurisdiction; and
- Establish a proactive plan to provide infrastructure in advance of development, consistent with the growth “tiers” and Fringe Area Land Use Concept Plan.

Policy 4G: Improve the quality and patterns of development through incentives and regulatory guidelines.

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

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.

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.

Growth Tier 1, Current Growth Area (2013 – 2019): Where infrastructure systems are in place, can be economically provided and/or will be proactively extended and where continued annexation and consolidation of the City's development pattern shall be encouraged over the next six years.

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 / original zoning and development with owners of surrounding properties and with representatives of the adjacent Heath Communities neighborhood, located to the west of the subject site.

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 63 acre subject site currently houses agricultural operations associated with the NCA&T Farm. Uses to the north and west are primarily single family dwellings. Uses to the east and south are a combination of single family dwellings and agricultural uses.

This request for annexation and original zoning is associated in part with a separate annexation petition and original zoning application for property located directly to the south at 3321 Old McConnell Loop, per N.C.G.S 160A-31(F), property that is owned by a public entity such as the State of North Carolina may be annexed if said property connects other property petitioning for annexation to the City's primary corporate limits. Since the subject property is owned by the State of North Carolina and would connect the property at 3321 Old McConnell Loop to the primary corporate limits, the subject property is automatically considered for annexation and original zoning. As part of this request the applicant is seeking to change the existing City zoning on the property to match other NC A&T properties that are zoned PI (Public and Institutional).

The Comprehensive Plan's Future Land Use Map currently designates this site as Low Residential and Mixed Use Corporate Park, with the Mixed Use Corporate Park designation covering most of the subject property. The Low Residential designation includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within the 3-5 dwelling unit per acre density range. The Mixed Use Corporate Park 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. As the agricultural operations on the subject property are directly tied to NC A&T, the request is consistent with the Low Residential and Mixed Use Corporate Park land classifications and will not alter the existing use of the property.

The Public and Institutional district generally is intended to accommodate large size (over 5 acres) public and quasi-public mid and larger scale institutional uses such as medical campuses, colleges/universities and large religious assembly uses.

This 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 **City PI** (Public and Institutional) zoning district.