



PLZ-17-10

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

City Council Commission Hearing Date: August 15, 2017

GENERAL INFORMATION

APPLICANT	Tammy Stanley for John M. and Carolyn S. Jenkins
HEARING TYPE	Original Zoning
REQUEST	Original zoning from County RS-30 (Residential Single-Family) to City CD-C-L (Conditional District Commercial-Low)
CONDITIONS	1. Maximum building square footage shall be 5,000 square feet.
LOCATION	4716 Hicone Road
PARCEL ID NUMBER(S)	0127533
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	.89 Acres
TOPOGRAPHY	Undulating
VEGETATION	Mostly open with limited vegetation

SITE DATA

Existing Use	Undeveloped
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Adjacent Zoning

Adjacent Land Uses

N	County RS-12 (Residential Single-Family)	Single family dwellings
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E	County RS-30 (Residential)	Single family dwellings
W	County CU-LB (Conditional Use Limited Business)	Single family dwelling and retail
S	County RS-30 (Residential Single-Family)	Single family dwellings

Zoning History

Case #	Date	Request Summary
N/A	N/A	The subject property is not currently located within the City's planning jurisdiction.

ZONING DISTRICT STANDARDS**District Summary ***

Zoning District Designation:	Existing (County RS-30)	Requested (City CD-C-L)
Max. Density:	1.0 units per gross acre	N/A
Typical Uses	Primarily intended to accommodate single-family detached dwellings on large lots in areas without access to public water and wastewater services.	Primarily intended to accommodate low intensity shopping and services close to residential areas

**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 Site drains to N.Buffalo Creek, non-watersupply watershed
Watershed

Floodplains N/A

Streams N/A

Other: If >1acre is disturbed and the impervious area is increased, site must meet Phase 2 requirements – water quality and water quantity control must be addressed.

Utilities (Availability)

Potable Water Available

Waste Water Available

Airport Overlay District & Noise Cone

N/A

Landscaping & Tree Conservation Requirements**Landscaping:**

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.

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.

On lots of records that existed prior to July 1, 1992 that are less than 55,000 square feet in area, no development is required to landscape more than 15% of the site.

Parking lot: Trees for required parking spaces: 1 canopy tree per 12 spaces, in islands a minimum of 200 sq. ft., or medians within the parking lot.

Tree Conservation:

1% of total acreage in critical root zone to be dedicated for Tree Conservation. If all existing critical root zone does not equal 1% of total acreage, then critical root zone equaling all existing must be dedicated. Up to 50% may be provided in reforestation. Tree Conservation area may not be dedicated in utility easements.

Transportation

Street Classification: Hicone Road – Major Thoroughfare.
Chinaberry Place – Local Street.

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

Traffic Counts: Hicone Road ADT = 6,700 (NCDOT, 2015).

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: N/A.
(TIS)

Street Connectivity: N/A.

Other: N/A.

IMPACT/POLICY ANALYSIS

Land Use Compatibility

The proposed **CD-C-L (Conditional District – Commercial – Low)** 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 **Interim Node of Mixed Use**. The requested **CD-C-L (Conditional District – Commercial – Low)** zoning district, as conditioned, is generally consistent with the **Interim Node of Mixed Use** GFLUM designation. The Growth Strategy Map identifies the subject site as being within **Growth Tier 1, Current Growth Area (2013 – 2019)**.

Connections 2025 Written Policies

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.

Community Facilities, Services, and Infrastructure, Goal 9: Provide community facilities, services, and infrastructure in a cost-effective manner to meet citizens’ needs, contribute to quality of life, and support desired land use patterns.

Policy 9A: Proactively target infrastructure (water/sewer) extensions to support desired land use patterns.

Policy 9B: Proactively plan for the provision of sufficient capacity to meet the City’s future infrastructure needs.

Connections 2025 Map Policies

Interim Node of Mixed Use: Areas with a mixture of uses of high and moderate intensity, primarily providing services to the surrounding area (e.g. small to mid-size shopping areas that could include higher density housing, office, and institutional uses). These nodes are typically focused in the vicinity of local access interchanges at major roadway intersections.

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 and development with owners of surrounding properties.

Staff Analysis

This .89 acre subject site is currently undeveloped. North, east and south of the request are single family dwellings (zoned County RS-12 and County RS-30). West of the request is a single family dwelling and a commercial retail use, currently zoned County CU-LB.

The Comprehensive Plan's Generalized Future Land Use Map designates this site as Interim Node of Mixed Use. The Interim Node of Mixed Use classification is intended to support areas with a mixture of uses of high and moderate intensity, primarily providing services to the surrounding area. These nodes are typically focused in the vicinity of local access interchanges at major roadway intersections.

This proposed original zoning request is intended for a small scale service use. The Commercial Low zoning district in general allows for limited scale commercial, office, restaurant and services uses and the zoning condition associated with this request further

limits the scale of use to a maximum 5,000 square foot building. This helps to limit potential impacts and incompatibility with adjacent residential uses.

The request as submitted supports the Comprehensive Plan's Economic Development goal to promote a healthy and diversified economy and the Growth at the Fringe goal to guide sounds, sustainable patterns of land use.

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 **CD-C-L** (Conditional District Commercial Low) zoning district.