



PLZ-19-13

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

City Council Hearing Date: May 21, 2019

GENERAL INFORMATION

APPLICANT	Charles E. Melvin, on behalf of Guilford Technical Community College
HEARING TYPE	Original Zoning Request
REQUEST	County CU-PI (Conditional Use Public and Institutional) to City PI (Public and Institutional).
CONDITIONS	N/A
LOCATION	7908 Leabourne Road and portion of NC Highway 68
PARCEL ID NUMBER(S)	7817217649
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	105 Acres
TOPOGRAPHY	Sloping
VEGETATION	Partially wooded

SITE DATA

Existing Use	Campus of GTCC	
	Adjacent Zoning	Adjacent Land Uses
N	County AG (Agricultural)	Single family dwellings
E	City PUD (Planned Unit Development) Town of Oak Ridge RS-9 (Residential Single Family)	Mixed Development (Under Construction) Single family dwellings
W	County AG (Agricultural) County RS-40 (Residential Single Family)	Single family dwellings

S	County AG (Agricultural) County RS-40 (Residential Single Family)	Undeveloped and Single family dwellings
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Zoning History

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

ZONING DISTRICT STANDARDS**District Summary ***

Zoning District Designation:	Existing (County CU-PI)	Requested (City PI)
Max. Density:	N/A	N/A
Typical Uses	Primarily intended to accommodate mid-and large-sized public, semi-public and institutional uses which have a substantial land use impact or traffic generation potential.	Primarily intended to accommodate mid-and large-sized (over 5 acres) public, quasi-public, and institutional uses which have a substantial land use impact or traffic generation potential.

**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 located predominantly (approximately the eastern 75%) within the SCOD (Scenic Corridor Overlay District) of Highway NC 68. Consult the Scenic Corridor Overlay Districts Design Manual, for detailed applicable requirements and design guidelines.

Environmental/Soils

Water Supply Watershed	Site drains to Greensboro Watersupply Watershed WS-III, Upper Reedy Fork Creek
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Floodplains	>2000LF
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Streams	N/A
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Other:	Any new development must meet current watersupply watershed requirements, water quality & water quantity control must be addressed.
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Utilities (Availability)

Water/Sewer available

Airport Overlay District & Noise Cone

n/a

Landscaping & Tree Conservation Requirements

Landscaping and tree Conservation requirements will be applicable to any future development or expansion of use on the site.

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 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.

Adjacent to vacant property: Vehicular Use Area buffer yard (see below) between any parking lot or drive aisle and the adjacent property line.

Parking Lots:

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 105 acres, 10% of disturbed area to be dedicated in critical root zone for Tree Conservation for any future development or expansion.

Transportation

Street Classification: Leabourne Road – Collector Street.
NC-68 – Major Thoroughfare.

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

Traffic Counts: NC-68 AADT = 14,000 vpd (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 a portion of 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 **City PNR (Parkland and Natural Resources Areas)** zoning would allow land uses that are compatible with the general character of the area.

Connections 2025 Comprehensive Plan Policies

The Future Land Use Map of the Western Area Plan designates this location as **Campus Village**. The requested **City PI (Public and Institutional)** zoning district is generally consistent with the **Campus Village** Future Land Use designation. The Growth Strategy Map designates 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.

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

Campus Village Planning Area: The location of Guilford Technical Community College (GTCC) Donald W. Cameron Campus in the northeast portion of the study area provides a unique opportunity to leverage the energy and investment that typically surrounds a learning institution with the development potential that will be created with the completion of Interstate 73. This area has the unique locational advantage to become destination of choice- a village of shops, restaurants and services- nestled within the larger community college campus and existing and future residential areas.

The scenic quality of the countryside and the proximity to Reedy Fork Creek and Cabin Creek require a context and resource sensitive development pattern that preserves and enhances the landscape. In order to take advantage of both the economic opportunities and natural advantages of the site considerable attention must be paid to the scale, orientation, location and inter connectedness of development.

Donald W. Cameron Campus Of Guilford Technical Community College (GTCC) - The GTCC campus anchors the northern portion of the site. Programmatically the campus will serve as a logistics and aviation technology center preparing students to enter the workforce generated by the Piedmont Triad International Airport (PTIA) and supporting industries.

If the college sites the main campus buildings along an internal network of streets, the college has an opportunity to evolve both as an institution of learning and a community amenity. Orientation away from NC-68 and towards a village center would create a walkable environment and enhances both the college and commercial experience.

In addition, buffers along Cabin Creek should be enhanced as a linear park system that serves a dual purpose. On the east bank of the creek, the linear park will be an attractive amenity for students, faculty and the general public. Dense vegetation on the west bank will

serve as an additional buffer between GTCC and existing residential development located in the eastern side of Cabin Creek.

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.

Western Area Plan

Campus Village (CV) Recommendations:

CV 1: Create a Campus Village by focusing future retail and commercial development on an internal street network at the proposed I-73 interchange with NC 68.

CV 1.1: Initiate Activity Center Overlay District proceedings for the area designated as the Campus Village in the Plan.

CV 2: Establish the desired character of the place.

CV 2.1: Promote a compact form of development in the Campus Village.

CV 2.2: Develop design guidelines that provide a palette of architectural features and landscape materials including plants, walls and fences consistent with the character described in the Plan.

CV 3: Partner with GTCC planners to ensure strong visual and physical linkage to the commercial Campus Village center.

CV 3.1: Partner with representatives from GTCC to review and comment on plans within the Campus Village in order to ensure physical connectivity and linkages between individual developments.

CV 4: Promote a variety of housing options.

CV 4.1: Allow for greater density of housing where utility service and transportation infrastructure support it.

CV 4.2: Support small lot single-family, townhouse and apartment developments as transition from the commercial/mixed-use area and the lower-density single-family to the west.

CV 5: Work with Guilford County Schools to find a high school site in close proximity to the Guilford Technical Community College.

CV 5.1: Site the high school so that ball fields provide an additional buffer between existing residential communities and new development.

CV 5.2: Extend joint use agreements for shared facility and recreational field use by community-at-large and school district.

CV 5.3: Encourage partnership between GTCC and Guilford County School District to establish early college program.

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

The 105 acre subject property is currently a campus for Guilford Technical Community College (GTCC). North, south and west of the request are single family dwellings and undeveloped property, zoned County RS-40 and County AG. East of the request are existing single family dwellings, zoned Town of Oak Ridge RS-9 and mixed development under construction zoned City PUD.

The subject site is currently located in the County. The Growth Strategy Map designates the subject site as Growth Tier 1, Current Growth Area (2013 – 2019), where infrastructure systems are in place, can be economically provided and/or will be proactively extended. The request for annexation and original zoning for this property is the result of a previous agreement that allowed for the extension of City water and sewer services to serve this newer campus of GTCC. The Planning Board recommended approval of the associated annexation request for this property on March 20, 2019.

The adopted Western Area Plan designates this area as Campus Village Planning Area, which promotes development associated with and supportive of this large institutional use. The request for original zoning of PI (Public and Institutional) reflects the continued use of this property as a large scale educational and institutional use. The request is consistent with the Growth at the Fringe goal to promote sound and sustainable patterns of land use at the City's fringe and the Community Facilities goal to 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.

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.