



PLZ-20-21

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

City Council Hearing Date: August 18, 2020

GENERAL INFORMATION

APPLICANT	Marc Isaacson for Calvary Christian Center, Inc., Signature 31, LLC, and Marlene Cato
HEARING TYPE	Original Zoning Request and a Rezoning Request
REQUEST	County AG (Agricultural) to City CD-RM-8 (Conditional District - Residential Multi-family - 8) and City R-5 (Residential Single-family – 5) to City CD-RM-8 (Conditional District - Residential Multi-family - 8)
CONDITIONS	1. The maximum height of all buildings shall not exceed 35 feet
LOCATION	351, 359, and 367 Air Harbor Road
PARCEL ID NUMBER(S)	7857999565, 7857998889, and a portion of 7857997218
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). 84 notices were mailed to those property owners in the mailing area.
TRACT SIZE	Original Zoning: 5.618 acres Rezoning: 9.942 acres
TOPOGRAPHY	Slope toward the rear of the property
VEGETATION	Wooded

SITE DATA

	Existing Use	Vacant
	Adjacent Zoning	Adjacent Land Uses
N	County AG (Agricultural)	Single-family dwellings
E	City R-3 (Single-family Residential - 3) and County AG (Agricultural)	Single-family dwellings

W	City R-3 (Single-family Residential - 3) and County AG (Agricultural)	Religious assembly
S	City R-3 (Single-family Residential - 3) and County AG (Agricultural)	Single-family dwellings

Zoning History

Case #	Date	Request Summary
N/A	N/A	A portion of the subject property is not currently located in the City's jurisdiction. Another portion of the subject property is currently zoned R-5 (Residential Single-family - 5). This has been the zoning on the property since the adoption of the Land Development Ordinance (LDO) in July 2010. Prior to the adoption of the LDO, the property was zoned RS-12 (Residential Single-family).

ZONING DISTRICT STANDARDS**Existing District Summaries**

Zoning District Designation:	Existing County AG	Existing City R-5	Requested City CD-RM-8
Max. Density:	N/A	5 dwelling per acre	Up to 8 dwellings per acre
Typical Uses	Primarily intended to accommodate uses of an agricultural nature, including farm residences and farm tenant housing.	Typical uses in the R-5 district include single family residential of up to 5 dwelling units per acre.	Typical uses in the RM-8 district include various residential uses with a maximum density of 8 dwelling units per acre.

**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 not located within an overlay zoning district.

The subject site is not:

- Located in a City of Greensboro Historic District or Heritage Community
- Designated as a Guilford County Landmark Property
- Recognized as a State of North Carolina Historic Site
- Listed in the National Register of Historic Places
- Located in a National Register Historic District

Environmental/Soils

Water Supply Watershed Site drains to Greensboro WS-III, Watersupply Watershed, Lake Townsend, Watershed Critical Area Tier 3

Floodplains N/A

Streams Perennial and Intermittent streams onsite have a 50ft stream buffer measured from top of bank on each side. Any possible features must be identified for stream buffers. No new BUA is allowed within Zone 1 or Zone 2 of either stream buffer.

Other: Site must meet current watershed requirements, water quality and water quantity control must be addressed. Max. BUA for High Density development with sewer is 70%. Low Density development is 24% with sewer. Max.BUA in WCA Tier 3 is 30%, 20% must remain undisturbed and of that 20%, 25% must be wooded or reforested. 20% must also remain as Open Space.

Utilities (Availability)

Sewer is available water will need to be extended by the developer

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 uses and to religious assembly uses: Type C buffer yard, with an average width of 15', a minimum width of 10', and a planting rate of 2 canopy trees, 3 understory trees, and 17 shrubs per 100 linear feet.

Parking Lots:

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

Tree Conservation:

For 9.942 acres, 10% of parcel size to be dedicated in critical root zone for Tree Conservation

Transportation

Street Classification: Air Harbor Road – Minor Thoroughfare.
Quail Ridge Road – Local.

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

Traffic Counts: Air Harbor Road = 5,500 vpd (NCDOT, 2018).

Trip Generation: 24 Hour = 761, AM Peak Hour = 50, PM Peak Hour = 62.

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 this TIS.
Street Connectivity:	N/A.
Other:	N/A.

IMPACT/POLICY ANALYSIS

Land Use Compatibility

The proposed **City CD-RM-8 (Conditional District – Residential, Multi-Family – 8 du/ac)** zoning district, as conditioned, would allow land uses that are compatible with the general character of the area.

GSO 2040 Comprehensive Plan Policies

The GSO 2040 Future Land Use Map designates the subject site as **Residential**. The requested **City CD-RM-8 (Conditional District – Residential, Multi-Family – 8 du/ac)** zoning district, as conditioned, is generally consistent with the **Residential** Future Land Use designation. The Future Built Form map designates the subject site as **Urban General**. The Growth Tiers Map designates the portion of the subject site currently outside city limits as being within **Growth Tier 1**.

GSO 2040 Written Policies

Filling In Our Framework, Goal A – Greensboro is recognized and admired for its attractive, walkable and compact mixed-use activity centers where people live, work and enjoy life.

Strategy 1 – Encourage higher density, mixed-use, walkable infill development.

Strategy 2 – Ensure mixed use projects both strengthen and add value to the Community.

Creating Great Places, Goal A – Greensboro's citywide network of unique neighborhoods offer residents of all walks of life a variety of quality housing choices.

Strategy 2 – Meet housing needs and desires with a sufficient and diverse supply of housing products, prices and locations.

Becoming Car Optional, Goal A – Greensboro has unrivaled pedestrian, biking, transit and road networks that provide safe, comfortable, and convenient transportation options.

Strategy 2 – Encourage new development that is compatible with the intended use of the adjacent roadway.

Prioritizing Sustainability, Goal A – Greensboro advances environmental stewardship, taking care of our natural resources and the natural systems that support all living things.

Strategy 1 – Promote resilient, efficient and environmentally beneficial patterns of land use.

Prioritizing Sustainability, Goal B – Greensboro embraces social equity, ensuring all residents benefit from fair and just treatment in the distribution of public services and have a voice in governance.

Strategy 3 – Promote a just, ethical, and respectful community.

Prioritizing Sustainability, Goal C – Greensboro builds economic resilience, expanding the local economy's ability to withstand and adjust to disruptions and changes at the regional, national and global scales.

Strategy 1 – Consider the impact that growth and development patterns and infrastructure investments have on the City's fiscal health.

Building Community Connections, Goal E – Everyone does their part to maintain stable, attractive, and healthy places to live and raise families.

Strategy 1 – Build upon successful community initiatives to improve housing conditions while encouraging community involvement and participation.

GSO 2040 Map Policies

Future Land Use Map

Residential: Includes both single-and multi-family residential. Other uses should generally be in the scale of a Neighborhood- or a District- Scaled Center as described in the Future Built Form Map, in a form that is appropriate to the character of the area. Many residential areas include commercial corridors, and future development along these corridors should be oriented to the corridor to avoid negative impacts to adjacent residences.

Future Built Form Map

Urban General should reflect these characteristics:

1. Setbacks, building orientation, building materials, height, and scale of residential buildings are considered within the existing neighborhood context.
2. New housing helps increase the range of choice, supply, and adds additional appropriately-scaled density with: Missing Middle housing; mid-rise multi-family; and high-rise multi-family in Activity Centers and along Mixed-Use Corridors.
3. Transitions between neighborhoods and different land uses provide continuity in scale, density, intensity with adjacent uses.
4. Cut-through traffic is minimized.
5. New freestanding or expanded business areas are created within or adjoining an existing Activity Center or as part of creating a new Activity Center.
6. Exterior building materials are durable, sustainable, and contribute positively to the character of the public realm.
7. The size and impact of surface parking lots is minimized through landscaping, screening, narrow curb-cuts, and use of glare-free, no-spill lighting.
8. New sidewalks contribute to the completion of a sidewalk network.

Growth Tiers Map

Growth Tier 1: This is the area where the City is currently able to provide all City services including water and sewer service based on the location of existing infrastructure such as roads, fire stations, and water and sewer pipes. Before connecting to water or sewer service, property located within Growth Tier 1 will be annexed into the City. All projects that connect to City water and sewer will be required to comply with the City's Comprehensive Plan and land development regulations.

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

The subject property is 15.56 acres total (Original Zoning: 5.618 acres; Rezoning: 9.942 acres). The subject property currently contains a single-family dwelling and vacant land. North, east, and south of the request are single-family dwellings, zoned County AG and City R-3. West of the request is a religious assembly use, zoned City R-3 and County AG.

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. All City service providers concluding that this property could be served by required City services.

The Comprehensive Plan's Future Land Use Map currently designates this property as Residential. The Residential designation includes both single and multi-family residential. Other uses should generally be in the scale of a Neighborhood or a District Scaled Center as described in the Future Built Form Map, in a form that is appropriate to the character of the

area. Many residential areas include commercial corridors, and future development along these corridors should be oriented to the corridor to avoid negative impacts to adjacent residences.

The Comprehensive Plan's Future Built Form Map currently designates this property as Urban General. Applicable characteristics of the Urban General classification include, but are not limited to the following:

1. Setbacks, building orientation, building materials, height, and scale of residential buildings are considered within the existing neighborhood context.
2. New housing helps increase the range of choice, supply, and adds additional appropriately-scaled density with: Missing Middle housing; mid-rise multi-family; and high-rise multi-family in Activity Centers and along Mixed-Use Corridors.
3. Transitions between neighborhoods and different land uses provide continuity in scale, density, intensity with adjacent uses.

The proposed CD-RM-8 request as conditioned, limits principal structure height to not more than 35 feet, which fits the context of surrounding area. The proposed rezoning request supports both the Comprehensive Plan's Creating Great Places goal to expand Greensboro's citywide network of unique neighborhoods offering residents of all walks of life a variety of quality housing choices and the Building Community Connections goal to maintain stable, attractive, and healthy places to live and raise families.

This request is consistent with the intent and purpose of the zoning code, the Comprehensive Plan (GSO 2040) and is generally compatible with the existing development and trend in the surrounding area.

Staff Recommendation

Staff recommends **approval** of the requested **City CD-RM-8 (Conditional District – Residential Multi-family – 8)** zoning district.

Additional Information

Air Harbor Development – Transportation Impact Analysis Greensboro, NC Prepared for Byron Development, LLC February 19, 2020

Executive Summary

The proposed Air Harbor Development is located at 369 Air Harbor Road between Bass Chapel Road and North Church Street in Greensboro, NC. This residential development is planned to consist of 106 townhomes with two (2) proposed access points on Air Harbor Road. The development is planned to be constructed in the year 2023. For analysis purposes, the year 2024 was assumed for analysis of full build-out of the site.

Trip Generation

Based on trip generation rates published in ITE's Trip Generation Manual (10th Edition), this development has a trip generation potential of 761 daily trips with 50 trips in the AM peak and 62 trips in the PM peak.

Capacity Analysis

Based on the capacity analysis, transportation impacts have been identified where necessary to mitigate the impacts of the site traffic. The analysis noted a projected capacity issue at the unsignalized intersection of Air Harbor Road at Bass Chapel Road with the peak hours expected to operate a LOS F. However, this level of service is typical for stop-controlled approaches onto major routes during peak periods, and delays are expected to be short-lived.

At the unsignalized intersection of Air Harbor Road at Site Access 1, a westbound left ingress lane is warranted based on projected traffic volumes and discussion between NCDOT and GDOT to safely accommodate traffic entering the site. It is recommended to provide a westbound left turn lane, with 100 feet of storage and appropriate taper. Additionally, at the unsignalized intersection of Air Harbor Road at Site Access 2, a westbound left turn lane is warranted based on projected traffic volumes and discussion between NCDOT and GDOT to safely accommodate traffic entering the site. It is recommended to provide a westbound left turn lane, with 100 feet of storage and appropriate taper. Both site accesses should be designed according to NCDOT standards.

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. With these improvements in place, the impacts of the proposed development can be accommodated. The recommended improvements for the development are shown in **Exhibit A**. Please note the proposed site accesses should be designed in accordance with NCDOT standards.

Exhibit A – Recommended Improvements