



## PL(Z) 21-11

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

City Council Hearing Date: May 18, 2021

#### GENERAL INFORMATION

APPLICANT	City of Greensboro
HEARING TYPE	Annexation and Original Zoning Request
REQUEST	County AG (Agricultural) to City O (Office)
CONDITIONS	N/A
LOCATION	3403 McConnell Road
PARCEL ID NUMBER(S)	7884517512
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). <b>13</b> notices were mailed to those property owners in the mailing area.
TRACT SIZE	0.48 acres
TOPOGRAPHY	Flat
VEGETATION	Minimal vegetation

#### SITE DATA

Existing Use		Utility pump station
	<b>Adjacent Zoning</b>	<b>Adjacent Land Uses</b>
N	County AG (Agricultural)	Undeveloped land
E	County AG (Agricultural)	Single-family dwelling and undeveloped land
S	City R-3 (Residential Single-family - 3) and County RS-30 (Residential Single-family)	Religious assembly and a single family dwelling
W	County AG (Agricultural)	Undeveloped land

**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****Existing District Summaries**

Zoning District	Existing	Requested
Designation:	<b>County A-G</b>	<b>City O</b>
Max. Density:	Up to 1 dwellings per acre	N/A
Typical Uses	Typical uses in the AG district include agricultural uses as well as supporting facilities that can include limited residential uses.	Typical uses in the O district include various office and personal and professional service 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 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 currently drains to South Buffalo Creek – Non-Watersupply Watershed

Floodplains Onsite and FEMA Floodway is onsite

Streams Blue Line stream is onsite. Blue Line streams require a 50ft stream buffer measured from top of bank on each side. Refer to the City's LDO Chapter 30-12-3.9 for stream buffer requirements. No new BUA is allowed within the stream buffer.

Other: If any new development is to take place, site must address Phase 2 requirements for Water Quantity Control. Water Quantity Control must reduce the 1yr, 2yr & 10yr 24hr storms to pre-development levels. Any development within the FEMA 1% Annual Chance Flood Hazard area will required a Floodplain Development Permit.

**Utilities (Availability)**

Water is available on site. Sewer is available to west of property. Private developer will need to extend water and sewer to City of Greensboro's Standards

**Airport Overlay District & Noise Cone**

n/a

**Landscaping & Tree Conservation Requirements**

Landscaping and Tree Conservation will only be applicable to expansion or redevelopment of the property.

**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 45', a minimum width of 35', and a planting rate of 4 canopy trees, 10 understory trees, and 33 shrubs per 100 l.f.

On lots of record 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 Lots:**

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

**Tree Conservation:**

For .48 acres, 1% of parcel size to be dedicated in critical root zone for Tree Conservation

**Transportation**

Street Classification: McConnell Road – Minor Thoroughfare.  
Bridgepoint Road – Collector Street.

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

Traffic Counts: McConnell Road AADT = 4,900 (NCDOT, 2019).

Trip Generation: N/A.

Sidewalks: Sidewalks are a requirement of the Development Ordinance and shall be installed per the Streets Design Standards Manual. Sidewalk does not currently exist along the frontage of this property.

Transit in Vicinity: No.

Traffic Impact Study: No TIS required per Ordinance.  
(TIS)

Street Connectivity: N/A.

Other: N/A.

### **IMPACT/POLICY ANALYSIS**

#### **Land Use Compatibility**

The proposed **City O (Office)** zoning district 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 this location as **Reserve**. The requested **City O (Office)** zoning district would allow uses that are generally inconsistent with those described in the **Reserve** future land use designation. If this original zoning request is approved, the future land use designation for the subject site is considered to be amended to **Municipal, Institutional, or Office Campus** in order to ensure an appropriate fit between future land use designation and zoning. The GSO 2040 Future Built Form Map designates the subject site as **Reserve**. The **O (Office)** zoning district would allow development forms that are generally inconsistent with those described in the **Reserve** future built form designation. If this original zoning request is approved, the future built form designation for the subject site is considered to be amended to **Urban General** in order to ensure an appropriate fit between future built form designation and zoning. The Growth Tiers Map designates the subject site as being within **Growth Tier 1**.

#### **GSO 2040 Written Policies**

**Filling In Our Framework** - How we arrange our land uses for where we live, work, attend school, shop and enjoy our free time can create a more vibrant and livable Greensboro.

**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.

**Goal B** - Greensboro attracts world-class development to transform underutilized sites and buildings into valued assets that complement their surroundings.

**Strategy 1** - Maintain, inventory, and market key underutilized sites and structures to private industry and developers.

**Becoming Car Optional** - Expand quality transportation options beyond cars and maintain an efficient transportation system that allows people and goods to travel throughout Greensboro.

**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.

**Strategy 3** - Multiple transportation options should be considered when designing streets.

**Goal B** - Everyone loves our interconnected green spaces, which provide recreation and transportation opportunities, promote active living, and protect our natural environment.

**Strategy 1** - Expand the greenway network to connect all parts of the city as a key element of the transportation system.

**Strategy 2** – Continue to improve our parks and green corridors to offer refuge for urban wildlife, positively impact the environment, and provide educational opportunities for residents.

**Prioritizing Sustainability** - Greensboro has a strong leadership role in environmental stewardship, social equity, and a resilient economy.

**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.

**Strategy 4** – Enhance proactive stormwater and flood hazard mitigation efforts to address impacts from more frequent high duration and high intensity storm events.

**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 2** – Work to ensure that all Greensboro residents have meaningful opportunities to participate in public decision-making processes.

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

**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** - Greensboro is unique and memorable based on our quality of life, culture, arts and places and the ties that bind us together as a community.

**Goal D** – Our colleges, universities, and Career and Technical Education facilities play a leading role in the cultural, social and economic fabric of the community.

**Strategy 1** – Building on existing partnerships between the City, neighborhoods, and colleges and universities, while creating new partnerships, so higher education campuses play an increasingly stronger role in the cultural life of the larger community.

**Growing Economic Competitiveness** - Greensboro will build a prosperous, resilient economy that creates equitable opportunities to succeed.

**Goal A** – Strategic public investment in historically underserved areas of Greensboro attracts private investment and sets the stage for revitalization without displacing existing residents.

**Strategy 1** – Work with City funded economic development partners to address the needs of economically distressed areas.

**Goal B** – Increase and preserve the inventory of developable sites compatible with corporate and industrial uses.

**Strategy 2** – Ensure that the appropriate sites in the developed, central areas of Greensboro are designated as Industrial on the Future Land Use Map.

**Goal C** – Investment in cutting edge communications technology enhances the quality of life for all residents and helps businesses thrive.

**Strategy 1** – Encourage fiber-ready infrastructure to reduce the need for costly future upfits, increase property values and promote economic growth.

**Goal D** – Education and workforce training opportunities empower residents to achieve financial security and career fulfillment and are matched to the needs of employers.

**Strategy 2** – Work with our partners to provide accessible and affordable career and workforce education.

## **GSO 2040 Map Policies**

### **Future Land Use Map**

**Reserve:** Publicly accessible parks, publicly owned open spaces including woodlands, habitat reserves, lakes, wetlands, historic battlegrounds, public and non-commercial recreation facilities.

**Municipal, Institutional, or Office Campus:** Applies to university and college campuses, medical and health care campuses, office, business and research employment centers, elementary and secondary schools, and municipal facilities.

### **Future Built Form Map**

**Reserve:** Publicly accessible parks, publicly owned open spaces including woodlands, habitat reserves, lakes, wetlands, historic battlegrounds, public and non-commercial recreation facilities.

**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 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 original zoning and development with owners of surrounding properties.

**Staff Annexation Analysis**

The subject property is currently located in the County. On September 1, 2020 the Zoning Commission assumed responsibility for reviewing annexation petitions and making a recommendation to City Council regarding annexation requests. Upon submittal of a valid annexation petition, Planning staff forwards annexation requests to City services providers. These service providers include Water Resources (water and sewer), Fire Marshal's Office, Police Department, and Solid Waste (trash and recycling services). Each service provider has stated that infrastructure is in place to provide City services to this location. The Technical Review Committee also recommended approval of this annexation request at its April 1, 2021 meeting. This property is located within the Tier 1 Growth Area on the Growth Strategy map in the Comprehensive Plan. It is the City of Greensboro's policy to annex properties within Growth Tier 1 pending approval of the original zoning.

**Staff Original Zoning Analysis**

The subject property contains 0.48 acres and currently contains a utility pump station. North and west of the request contain undeveloped land, zoned County AG. East of the request contains a single-family dwelling and undeveloped land, zoned County AG. South of the request contains religious assembly and a single family dwelling, zoned City R-3 and County RS-30.

The proposed original zoning request supports both the Comprehensive Plan's Prioritize Sustainability strategy to consider the impact that growth and development patterns and infrastructure investments have on the City's fiscal health.

The Comprehensive Plan's Future Land Use Map currently designates this property as being Reserve. The Reserve designation incorporates publicly accessible parks, publicly owned open spaces including woodlands, habitat reserves, lakes, wetlands, historic battlegrounds, public and non-commercial recreation facilities. If this request is approved, the Future Land Use Map will be amended to designate this property as Municipal, Institutional, or Office Campus. The Municipal, Institutional, or Office Campus designation applies to university and college campuses, medical and health care campuses, office, business and research employment centers, elementary and secondary schools, and municipal facilities

The Comprehensive Plan's Future Built Form Map currently designates this property as Reserve. The Reserve designation incorporates publicly accessible parks, publicly owned open spaces including woodlands, habitat reserves, lakes, wetlands, historic battlegrounds, public and non-commercial recreation facilities. If this request is approved, the Future Built Form Map will be amended to designate this property as Urban General. Applicable characteristics of the Urban General classification include, but are not limited the following:

1. Setbacks, building orientation, building materials, height, and scale of residential buildings are considered within the existing neighborhood context.
3. Transitions between neighborhoods and different land uses provide continuity in scale, density, intensity with adjacent uses.
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.

The proposed Office zoning district would allow all uses that are compatible with the surrounding area and would facilitate the adequate distribution of City services to the surrounding neighborhood.

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 O (Office)** zoning district.