



PL(Z) 22-15

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

City Council Hearing Date: May 23, 2022

GENERAL INFORMATION

APPLICANT	Michael S. Fox for Greenlea 68 Development, LLC
HEARING TYPE	Annexation, Original Zoning, and Rezoning Requests
REQUEST	County CZ-PDM (Conditional Zoning-Planned Unit Development-Mixed), County AG (Agricultural) and City CD-C-M (Conditional District Commercial Medium) to City PUD (Planned Unit Development) and consideration of the associated Unified Development Plan with the following conditions:
CONDITIONS	1. Permitted uses shall include all uses allowed in the PUD zoning district except All Cemeteries.
LOCATION	1691 Greenbourne Drive
PARCEL ID NUMBER(S)	7817304165
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). 14 notices were mailed to those property owners in the mailing area.
TRACT SIZE	35.18 acres
TOPOGRAPHY	Undulating
VEGETATION	Wooded with a stream
<u>SITE DATA</u>	
Existing Use	Undeveloped land

Adjacent Zoning

Adjacent Land Uses

N	PI (Public and Institution) and PUD (Planned Unit Development)	College and university and residential and mixed use office, retail and commercial
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E	PUD (Planned Unit Development) and CD-C-M (Conditional District-Commercial Medium)	Multi-family dwelling units, mixed use office, retail and commercial and convenience store with fuel pumps
S	CD-LI (Conditional District Light Industrial)	Warehouse, site under construction
W	County AG (Agricultural)	Outdoor recreation and single family residential

Zoning History

Case #	Date	Request Summary
N/A	N/A	The subject property of 1691 Greenbourne Drive is not currently located in the City's jurisdiction.
#08-08-GCPL-04647	September 10, 2007	A portion of the subject property is currently zoned County CZ-PDM (Conditional Zoning-Planned Development Mixed) with all permitted uses in the PD-M zoning district with eight (8) conditions listed below. At the time of the rezoning, the property was zoned County AG and was designated CU-PD-M, prior to the County changing their zoning designations to CZ-PDM.

ZONING DISTRICT STANDARDS

District Summary *

Zoning District	Existing	Existing	Requested
Designation:	(County CZ-PDM)	(County AG)	(City PUD)
Max. Density:	N/A	N/A	N/A
Typical Uses:	Typical uses in the PD-M zoning district with the eight (8) zoning conditions: Developer should provide a minimum of 11.53 acres of open space on the subject property; all roadway improvements, including drive alignments, road widening, and turn lane installation, shall be subject to the NCDOT standards; Tree preservation areas shall be identified in accordance with City of Greensboro Development Ordinance; Interior pedestrian circulation between the principal buildings, and between the principal buildings and public sidewalks, shall be provided through the use of clearly defined walkways, walkways designated by painted cross-hatched areas; The property will be designed and developed in a unified manner and will incorporate similar and contemporary architectural features such as masonry materials	This zoning district is 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.	All uses allowed in PUD except for all cemeteries

and roof materials, planting materials, signage, lighting, and paving surfaces; Sexually-oriented businesses shall be prohibited; Night club and self-standing bars shall be prohibited. This provision shall not prevent restaurants from operating accessory bars within their establishments; All restaurants with drive-thru windows shall be located within 250 feet of the western edge of the proposed public street shown on the PUD sketch plan prepared by CPT Engineering and dated December 18, 2007.

**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 partially (the eastern eight-tenths) located in the SCOD (Scenic Corridor Overlay District 1) of NC Highway 68. Consult the Scenic Corridor Overlay Districts Design Manual, for detailed applicable requirements and guidelines for architecture, lighting, signage, landscaping and other elements.

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 Watersupply Watershed WS-III, Upper Reedy Fork Creek

Floodplains N/A

Streams Blue Line and Non-Blue Line streams are onsite. Blue Line streams require a 50ft stream buffer measured from top of bank on each side. Possible non-Blue Line streams are onsite of multiple parcels. Any non-Blue Line stream features onsite must be identified. Non-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 State and Corps permits are required for any stream/wetland disturbance and or crossing.

Other: In the General Watershed area, Maximum High Density Development with sewer is 70%BUA, Low Density with sewer is 24% BUA. Site must meet current watershed development requirements, Water Quality and Water Quantity Control must be addressed. Water Quantity Control must reduce the 1yr, 2yr & 10yr 24hr storms to pre-development levels. All new BUA must be

treated by a State approved water quality BMP/SCM. Site is within the PTI 5 statute mile radius. Any proposed water quality device BMP/SCM that holds a normal pool elevation is not allowed unless supporting engineering documentation is provided that clearly explains why a water quality device that holds a normal pool elevation needs to be utilized.

Utilities (Availability)

Water is available on Leabourne Road and NC 68N, A sewer outfall is available to the west and southeast of the property. Private developer will need to extend water and sewer to City of Greensboro's Water and Sewer Design Standards.

Airport Overlay District & Noise Cone

n/a

Landscaping & Tree Conservation Requirements**Landscaping:**

The landscaping requirements of the PUD are established within the Unified Development Plan, and will apply to new development or expansions of use. The minimum requirements are those set out in Section 30-10 of the Land Development Ordinance, as noted below.

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:

For Commercial or Office uses adjacent to Light Industrial 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.

For Commercial or Office uses adjacent to Single-Family or Multi-Family residential uses: a 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.

When a use is adjacent to another use with the same Land Use Classification, or is adjacent to a vacant lot, a Vehicular Use Area buffer yard is required (see Parking Lots, below).

There are no landscaping requirements for Single-Family residential uses.

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

Transportation

Street Classification:	Greenbourne Drive – Collector Street. Leabourne Road – Major Thoroughfare. NC 68 – Freeway.
Site Access:	All access(es) must be designed and constructed to the City of Greensboro standards.
Traffic Counts:	None Available.
Trip Generation:	24 Hour = 9,222, AM Peak Hour = 598, PM Peak Hour = 757.
Sidewalks:	Sidewalks are a requirement of the Development Ordinance and shall be installed per the Streets Design Standards Manual. Sidewalk currently 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 the DRAFT TIS.
Street Connectivity:	N/A.
Other:	N/A.

IMPACT/POLICY ANALYSIS

Land Use Compatibility

The proposed **City PUD (Planned Unit Development)** zoning district, as conditioned, would allow land uses that are compatible with the general character of the area.

GSO 2040 Comprehensive Plan Policies

The Future Land Use Map of the Western Area Plan designates this location as **Commercial/Mixed Use** in support of the **Campus Village Planning Area**. The proposed **City PUD (Planned Unit Development)** zoning district, as conditioned, would allow uses that are generally consistent with those described in the **Commercial/Mixed Use** in support of the **Campus Village Planning Area** future land use designation. The Future Built Form map designates subject site as **Urban General**. The Growth Tiers map identifies 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.

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

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

Strategy 2 – Establish infill development guidelines that ensure revitalized sites will be of high quality and complement existing neighborhood character.

Goal C – People choose to live in Greensboro because every neighborhood is safe and has convenient access to first-rate schools, services, shopping, parks, and community facilities.

Strategy 1 – Employ a problem prevention model to identify causes and solutions to neighborhood problems.

Creating Great Places - Creating interesting and attractive places and vibrant public spaces in neighborhoods, across Greensboro, in downtown and with our historic resources.

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 - 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 1 – When designing and reconfiguring streets, continue to build on programs and policies that consider the existing and future land use of the surrounding area.

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.

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.

GSO 2040 and Western Area Plan Map Policies

Strategy 2 – Cultivate a diverse range of industry sectors and scales of operation in the local economy to help minimize the impacts of major fluctuations within any single sector.

Strategy 3 – Enhance economic resiliency through strong partnerships and a deep reserve of social capital.

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.

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.

Strategy 3 – Improve the city's housing through effective use of code enforcement and the strategic leveraging of resources.

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

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 1 – Work with our community partners to provide quality learning from early childhood to higher education through local schools and businesses.

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

Goal E – Greensboro promotes homegrown businesses, supports entrepreneurship, cultivates industry leaders, and welcomes major corporations and institutions.

Strategy 1 – Work cooperatively with local and regional economic development and entrepreneurial entities to leverage relationships and maximize impact with our collective resources.

Strategy 2 – Provide entrepreneurs at all stages of the business life cycle with connections to education, financing, and other resources and assets that support their growth.

Western Area Plan Future Land Use Map

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.

Future Built Form Map

Place Types: Areas that have a consistency of character, identity or purpose and that are most often bounded by corridors, natural features, or parks that create transition or separation from other neighborhoods that may not share the same characteristics.

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: areas outside Greensboro's city limits but inside the area in which the City can legally annex property and extend water and sewer services; this is called the Water Sewer Service Area (WSSA). Three tiers are delineated based on the cost to extend City services to the area, primarily water and sewer, solid waste collection, and Police and Fire protection, as well as long-term maintenance of City facilities. In Growth Tier 1, due to the nearby presence of existing City infrastructure, the City is able to extend services currently, if an annexation is requested; Tiers 2 and 3 will require significant City investment to serve.

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.

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.

Transportation Recommendations:

- T 1:** Integrate the Western Area Land Use and Infrastructure Plan into the Long Range Transportation Plan.
- T 2:** Conduct a detailed analysis of any additional proposed major roads and road widenings beyond the current construction program.
- T 3:** Enhance the internal network of streets.
- T 4:** Encourage transportation improvements that will respect and support the rural ambiance and character of the Western Area.
- T 5:** Support plans for transit along West Market Street.
- T 6:** Develop and implement ongoing, coordinated regional congestion management and operations processes (including Intelligent Transportation System elements and Transportation Demand Management strategies) to maximize the efficient use of existing and planned infrastructure.
- T 7:** Maintain close coordination with the planning activities of the Piedmont Triad International Airport Authority for the airport and ancillary development.

Gateways & Corridors Recommendations

- GC 1:** Create a southern gateway into the Western Area.
- GC 2:** Enhance the appearance of West Market Street.
- GC 3:** Preserve and enhance the appearance and operation of NC 68 north of Pleasant Ridge Road.

Utilities Recommendations

- U 1:** Support water extension into Service Area C.
- U 2:** Upgrade water pumps due to challenges in peak periods.
- U 3:** Delay sewer service to basin north of West Market Street and west of Pleasant Ridge Road (Service Area C: to preserve rural and agricultural character.
- U 4:** Encourage coordination among neighboring jurisdictions in the timing and provision of infrastructure.
- U 5:** Work closely with Guilford County, High Point and Kernersville to track infrastructure upgrades, existing and proposed distribution lines and available capacities for water and wastewater facilities.

Governance Recommendations

- G 1:** Work closely and cooperatively with the municipalities in and jurisdictions of Guilford and Forsyth Counties so that development can be guided towards areas planned for urban and suburban development and away from areas with valued environmental or rural qualities.
- G 3:** Establish a Western Area Plan community support committee to shepherd the Western Area Plan through the adoption process at both the City and County level.
- G 4:** Continually engage surrounding jurisdictions discussions of growth and development.

Cultural & Historic Resources Recommendations

CHR 1: Raise awareness of existing historic and cultural resources and encourage the preservation of such resources that contribute to the character of the area.

CHR 2: Consider creating a Preservation Plan for the Western Area that takes into consideration the important cultural and environmental resources worthy of preservation.

Other Plans

N/A

STAFF ANALYSIS AND RECOMMENDATION

Community Outreach

Applicant is strongly encouraged to discuss this proposed original zoning and rezoning and development with owners of surrounding properties.

Staff Annexation Analysis

Some of the subject properties are currently located in the County. On September 1, 2020 the Planning and 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 or will be in place to provide City services to this location. The Technical Review Committee recommended approval of this annexation request at its April 4, 2022 meeting. These properties are located within the Tier 1 Growth Area on the Growth Strategy map in the Comprehensive Plan.

Staff's Unified Development Plan (UDP) Analysis

On September 1, 2020 the Planning and Zoning Commission assumed responsibility for reviewing Unified Development Plans in conjunction with rezoning requests to a Planned Unit Develop zoning district.

There are three main purposes for a Unified Development Plan (UDP). One is to specify the type of development and dimensional standards that will govern the development in various sections of the property. The second is to make sure that City of Greensboro service providers can adequately serve the proposed development. Finally, the Unified Development Plan puts the development standards into a form recordable at the Guilford County Register of Deeds Office so there will be notice of these requirements to future owners and occupants.

When making the determination to approve a Unified Development Plan (UDP), the Zoning Commission must review the UDP for consistency with the approved Planned Unit Development (PUD) Concept Plan and zoning conditions. Technical Review Committee's recommendation of the associated Unified Development Plan is still pending.

Staff's Rezoning Analysis

The approximately 35.18 acres subject properties are undeveloped. North of the request contains a college and university, residential and mixed-use office, retail and commercial, zoned City PI and PUD. East of the request contains multi-family dwelling units, mixed-used office, retail and commercial, and convenience store with fuel pumps, zoned City PUD and CD-C-M. South of the request contains warehouse, and a non-residential site that is under construction zoned City CD-LI. West of the request contains outdoor recreation and single family, zoned County AG.

The Comprehensive Plan's Future Land Use Map of the Western Area Plan designates the properties as Commercial/Mixed Use in support of the Campus Village Planning Area that includes the location of a Guilford Technical Community College campus. These areas provide 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 Comprehensive Plan's Future Built Form Map currently designates this property as Urban General and within a Neighborhood and District Scaled Activity Center and Urban (Mixed Use) Corridor. 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.
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.

The proposed PUD zoning designation, as conditioned, would allow a mix of uses that are generally similar to the existing uses on the site and surrounding area. Care should be given to orient the development to limit potential negative impacts of noise, traffic, and light trespass on nearby residential uses.

This request supports both the Comprehensive Plan's Economic Development goal to build a prosperous, resilient economy that creates equitable opportunities to succeed and the Building Community Connections goal to maintain stable, attractive, and healthy places to live and raise families. Additionally, the request supports Growing Economic Competitiveness Big Idea wherein Greensboro will build a prosperous, resilient economy that creates equitable opportunities to succeed to supporting Commercial/Mixed Use development in proximity to transit networks, community public and institutional anchors, and neighborhood and district connections within an increasingly Urban area.

Staff Recommendation

Staff recommends approval of the requested annexation, **PUD (Planned Unit Development)** zoning district and associated Unified Development Plan.

DRAFT-

Transportation
Impact Analysis
Greenlea 68 North
Tract

**Prepared for Greenlea 68
Development, LLC January 24,
2022**

Executive Summary

The proposed development is located at 1691 Greenbourne Drive, Guilford County, NC. This site is planned to consist of a combination of residential and commercial uses.

The South Tract (south of Greenbourne Drive) and a Sheetz parcel (north of Greenbourne Drive) were previously rezoned in two (2) stages during the years 2019 and 2020, respectively. The South Tract has a zoning approval for 632,300 square feet of general light industrial space, two (2) fast-food restaurants with drive-thru window totaling 8,000 square feet, and one (1) drive-in bank of 4,500 square feet. The approved Sheetz store is planned to include twelve (12) vehicle fueling positions and a convenience store of 6,100 square feet.

The developer seeks to rezone the remainder of the North Tract into Greensboro at this time; hence it was analyzed in this TIA. It should be noted that the future commercial land uses are not exactly known at this time. For traffic analysis purposes, and based on preliminary information about the site, this study assumed a land-use intensity of approximately 11,000 square feet of retail space, 11,000 square feet of high-turnover (sit-down) restaurant space, 4,500 square feet of fast-food restaurant with drive-through window, 325 apartment dwelling units and a hotel with 225 hotel rooms. This land use scenario is considered conservative from a trip generation perspective, under the proposed rezoning and available buildable acreage.

This development proposes to utilize the two (2) access points on NC Highway 68 and two (2) access points on Leabourne Road. The first access is via existing Greenbourne Drive, located directly across from the I-73 Southbound Ramps. The second access, a right-in/right-out only access, is located approximately 560 feet north of Greenbourne Drive. The two (2) accesses on Leabourne Drive are directly across from the Guilford Technical Community College (GTCC) eastern and western accesses. The eastern access (Redbourne Drive) will connect north/south to Greenbourne Drive, and will provide access to the commercial parcels, while the western access will provide access to the apartments.

The study assumed this development will be completed in 2024. Per the Greensboro Department of Transportation (GDOT) guidelines, a study year of 2025 (build out plus one year) was used for analysis purposes.

Trip Generation

Based on trip generation rates and equations published in Trip Generation (Institute of Transportation Engineers, 10th Edition), this development has a trip generation potential of 484 net trips in the AM peak hour and 547 trips in the PM peak hour.

Capacity Analysis and Recommendations

This TIA was performed in order to assess transportation impacts of the proposed site as well as background traffic. This analysis has been conducted based on the NCDOT and GDOT standards. Overall, the analysis indicates LOS D or better can be expected at the study intersections during the future build peaks with the improvements associated with proposed development. The analysis documented here indicates that with the recommended improvements in place, the proposed site is not expected to have a detrimental effect on transportation capacity and mobility in the study area. The exact layout of the site will need to be coordinated during the site plan review process. The recommended improvements for the development are shown in Figure A and Table

A. Please note that the access points to the site are recommended to be designed according to NCDOT and GDOT standards as applicable.

Table A – Recommended Improvements	
NC Highway 68 at I-73 Northbound Ramps	No improvements are recommended.
NC Highway 68 at I-73 Southbound Ramps / Greenbourne Drive	<ul style="list-style-type: none">• Restripe to provide an additional northbound left turn lane on NC Highway 68 with 350 feet of storage and appropriate taper.
NC Highway 68 at Leabourne Road	<ul style="list-style-type: none">• Restripe the eastbound left turn lane on Leabourne Road to provide 275 feet of storage and appropriate taper.• Provide an additional eastbound right turn lane on Leabourne Road with 250 feet of storage and appropriate taper.
Leabourne Road at GTCC Eastern Access/Redbourne Drive	<ul style="list-style-type: none">• Restripe to provide a westbound left turn lane on Leabourne Road with 125 feet of storage and appropriate taper.• Construct an eastbound right turn taper of 100 feet on Leabourne Road.• Provide separate left turn and a shared through-right egress lanes.• Design the site accesses with adequate sight distance and free of any obstructions along the line of sight.• This site access should be designed in accordance with NCDOT and GDOT standards as applicable.
Leabourne Road at GTCC Western Access/Proposed Apartments Access	<ul style="list-style-type: none">• Restripe to provide a westbound left turn lane on Leabourne Road with 100 feet of storage and appropriate taper.• Provide separate left turn and a shared through-right egress lanes.• Design the site accesses with adequate sight distance and free of any obstructions along the line of sight.• This site access should be designed in accordance with NCDOT and GDOT standards as applicable.
Greenbourne Drive at Redbourne Drive	The previously approved roadway improvements are already in place at this intersection. No additional improvements are recommended.
NC Highway 68 at Commercial Site Access	Note that a right turn entry lane is already in place on NC Highway 68 at this access. No additional improvements are recommended.



