

Nature of the Request

This request is to rezone approximately 66 acres from Agricultural (AG) to Conditional Use-PDM (CU-PDM) to permit the development of a mixed use office, commercial, and residential center.

Use(s): All uses permitted in the Corporate Park zoning district, the Multi-Family Residential RM-12 zoning district (maximum 274 units), and the Highway zoning district.

Condition(s):

1. Property to be developed in conformance with City of Greensboro Zoning WSSA Certificate #08-05.
2. No yard space triangles to be required in development of multi-family tract.
3. Scenic Corridor - all loading docks and outside storage to be screened on the side adjacent to NC 68.

District Descriptions

The AG, Agricultural District, is primarily 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. It is not intended for major residential subdivisions.

The PD-M District is intended to accommodate residential, commercial and light industrial uses developed on large tracts in accordance with a Unified Development Plan.

Property Specifics

Applicant/property owner: Johnny O. Pitts

Property location: Located on the west side of NC Hwy 68 North at Edgefield Road (SR 2011) in Deep River Township.

Legal description: Being Guilford County Tax Map 94-6997, Block 1056-S, Part of Parcel 6A, approximately 66.2 acres.

Zoning History of Denied Cases: None

Character of the Area

Within this area, uses fronting on NC 68 are primarily nonresidential and vacant surrounded by low density residential.

Existing Land Use(s) on the Property: Vacant

Surrounding Uses:

North: Low density residential
South: Residential/Light industrial and Daycare
East: Commercial
West: Low density Residential Subdivisions

Historic Properties: There are inventoried properties in the vicinity of the property. No cemeteries are shown to be on this property but efforts should be made to rule out the potential of unknown gravesites.

Infrastructure and Community Facilities

Public School Facilities: Colfax Elementary; Northwest Middle; Northwest High

Emergency Response:

Fire Protection District: Colfax
Miles from Fire Station: Approximately 5.9 miles

Water and Sewer Services:

Provider: Public Water and Sewer (Greensboro)
Within Service Area: Yes
Feasibility Study or Service Commitment: Yes

Transportation:

Existing Conditions: NC Highway 68 North is classified as a Major Thoroughfare and Edgefield Road is classified as a Collector Street.

Proposed Improvements: Improvements to Edgefield Road will be needed in order to keep the same Level of Service. Driveway permits to be approved through NCDOT.

Projected Traffic Generation: Based upon the Traffic Impact Analysis conducted by John Davenport Engineering Inc., this project could produce 7,571 trips per 24 hour period.

ENVIRONMENTAL ASSESSMENT

Streams and Watershed: The property is located within the Greensboro Watershed.

Land Use Analysis

Land Use Plan: Airport Area Plan Update (2008)

Plan Recommendation: Mixed Uses

Consistency: This mixed use rezoning request is consistent with the Airport Area Plan City of Greensboro Plan and compatible with the surrounding uses.

Staff Recommendation

This planned mixed use center request is being proposed with approximately twenty-eight (28) acres of corporate park uses, six (6) acres of commercial uses, fifteen (15) acres of multifamily uses, and fifteen (15) acres in open space with setbacks for the commercial and corporate park uses a minimum of 150 feet from any perimeter residential uses. Additionally, substantial open space areas are proposed to southern and northern portions of the property adjacent to the Huntington Run Subdivision. Through uses and standards proposed, this request, if approved, will provide for jobs, minimal commercial opportunities, and residential apartment living. Finally, roadway improvements to maintain levels of service have been addressed through a required Traffic Impact Study and are required to be implemented pending NCDOT and GDOT final review.

In response to recently acquired information, staff recommends continuance of this case until such time NCDOT has supplied the Planning Department and Planning Board with a final review letter and/or map of surrounding proposed roadway improvements and impacts.