

## July 15, 2014 City Council Slide Descriptions

### **Item 31:4310 Four Farms Road**

- 1) Zoning Map: The subject property is located east of Four Farms Road, north of Drawbridge Parkway, and west of Battleground Avenue. The proposal is to rezone approximately 15.76 acres located at 4310 Four Farms Road from R-3 Residential Single Family and RM-8 Residential Multi-family to CD-RM-8 Conditional District Residential Multi-family.

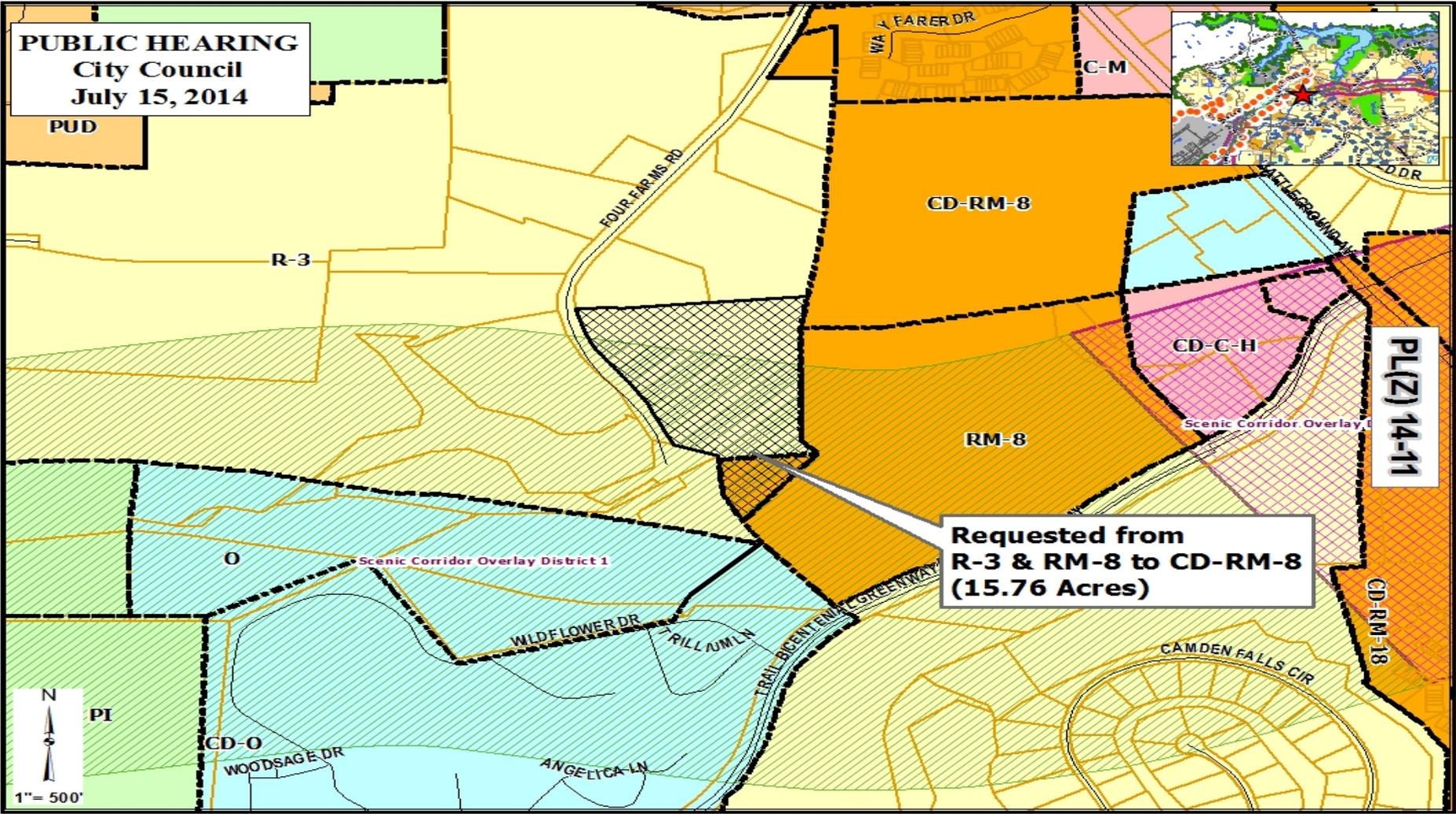
Immediately north and west of the request is R-3 Residential Single-family. East and south of the request is zoned RM-8 Residential Multi-family. Further south, properties fronting Drawbridge Parkway, the zoning transitions to Office and Conditional District-Office.

- 2) Aerial Map: The subject property is currently vacant.

North and west of the subject property are single family dwellings, zoned R-3. East of the property contains multifamily dwellings, zoned RM-18. South of the property are both single family and multifamily dwellings, zoned R-3 and RM-8.

- 3) This is a view of the subject property, currently zoned both R-3 Residential Single-Family and RM-8 Residential Multi-Family.
- 4) This view is looking south on Four Farms Road, the subject property is located on the left.
- 5) This view is looking north on Four Farms Road, the subject property located on the right.
- 6) This view is of a vacant lot located west of the proposal, across Four Farms Road, zoned R-3.
- 7) This view is of an adjacent property located north of the request containing a single family dwelling, zoned R-3.
- 8) This view is of an adjacent property located south of the request containing a single family dwelling, zoned RM-8.
- 9) This image contains multifamily dwelling units located east of the proposal, zoned RM-8.
- 10) Conditions
- 11) Recommendation

**PUBLIC HEARING**  
City Council  
July 15, 2014



**Requested from  
R-3 & RM-8 to CD-RM-8  
(15.76 Acres)**

**PL(Z) 14-11**



1" = 500'

**PUBLIC HEARING**  
**City Council**  
**July 15, 2014**

**PL(Z) 14-11**

**Requested from  
R-3 & RM-8 to CD-RM-8  
(15.76 Acres)**



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Geomatics, AeroGRID, IGN, IGP, Swisstopo, and the GIS User Community



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## **4310 Four Farms Road Conditions**

1. The site shall be limited to 75 single family or townhouse dwelling units.
2. Height shall be limited to two stories.
3. 50% of exterior surfaces shall consist of brick or stone.
4. No internal illumination of signs.

**4310 Four Farms Road**  
**Factors Supporting Staff's Recommendation**  
**(Approval)**

- Sites designated as Low Residential on the Generalized Future Land Use Map. The requested CD-RM-8 zoning district is generally inconsistent with this GFLUM designations; however, the applicant has concurrently submitted a request to amend the GFLUM on the subject site to Mixed Use Residential.
- The Mixed Use Residential designation applies to neighborhoods or districts where the predominant use is residential and where substantial, compatible local-serving nonresidential uses may be introduced.
- Proposal supports Reinvestment/Infill to promote sound investment in Greensboro's urban areas.
- Proposal meets Housing and Neighborhoods goal to meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing
- Proposed CD-RM-8 request limited to moderate intensity residential uses