



PLZ-19-19

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

City Council Hearing Date: May 21, 2019

GENERAL INFORMATION

APPLICANT	Keystone Group Inc., including and on behalf of the City of Greensboro
HEARING TYPE	Original Zoning and Rezoning Request
REQUEST	Original zoning and rezoning from County RS-30 (Residential Single Family) and City PI (Public and Institutional) to City CD-R-5 (Residential Single-family - 5) and City PI (Public and Institutional).
CONDITIONS	Uses limited to a maximum of 85 single family dwellings
LOCATION	601 Kallamdale Road, 4408 Near Sumner Church Road, portion of 4229 Short Farm Road and 5200-5216 Carol Avenue
PARCEL ID NUMBER(S)	Various
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). 170 notices were mailed to those property owners in the mailing area.
TRACT SIZE	32.04 Acres
TOPOGRAPHY	Slopes upwards toward the rear of the property.
VEGETATION	Wooded and residential.

SITE DATA

Existing Use	Undeveloped and Single Family Dwellings
---------------------	--

	Adjacent Zoning	Adjacent Land Uses
N	City R-5 (Residential Single Family) City CD-RM-12 (Conditional District Residential Multifamily)	Single family and Multifamily residences

E	County RS-30 (Residential Single Family) County RS-40 (Residential Single Family)	Undeveloped and single family residences Place of religious assembly
W	City PI (Public and Institutional) County RS-30 (Residential Single Family)	Undeveloped Single-family residences
S	City PI (Public and Institutional) County RS-30 (Residential Single Family)	Undeveloped Single family residences

Zoning History

Case #	Date	Request Summary
N/A	N/A	Almost all of the subject property is not currently located in the City's jurisdiction.

ZONING DISTRICT STANDARDS**District Summary ***

Zoning District	Existing (County RS-30)	Existing (City PI)	Requested (City CD-R-5)	Requested (City PI)
Designation:				
Max. Density:	1.0 unit per acre or less	N/A	Limited to Max 85 dwelling units	N/A
Typical Uses	Primarily intended to accommodate low density single-family detached residential development.	Primarily intended to accommodate mid and large size institutional uses	Primarily intended to accommodate low density single-family detached residential development.	Primarily intended to accommodate mid and large size institutional 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 located (except for the southernmost properties along Carol Ave) within the SCOD-1 (Scenic Corridor Overlay District 1) of the Greensboro Urban Loop. Refer to the *Scenic Corridor Overlay Districts Design Manual* for details of the use and design standards applicable within these overlay districts.

Environmental/Soils

Water Supply Site drains S. Buffalo Creek, Non-Watersupply Watershed Watershed

Floodplains	N/A
Streams	Stream is onsite. A 50ft stream buffer is required measured from top of bank on each side.
Other:	If >1 acre is disturbed and the impervious area (BUA) is increased, the site must meet current Phase 2 watershed requirements, water quality & water quantity control must be addressed.

Utilities

Contact Kenny Treadway 336-373-2897 for a water/sewer feasibility

Airport Overlay District & Noise Cone

N/A

Landscaping & Tree Conservation Requirements

There are no Landscaping or Tree Conservation requirements for single-family residential uses. For development of parks, the following Landscape and Tree Conservation requirements apply:

Transportation

Street Classification:	Short Farm Road – Local Street. Kallamdale Road – Local Street. Near Sumner Church – Local Street. I-85 - Freeway
Site Access:	All access(es) must be designed and constructed to the City of Greensboro standards.
Traffic Counts:	N/A.
Trip Generation:	N/A.
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)	No TIS required per TIS Ordinance.
Street Connectivity:	N/A.
Other:	N/A.

IMPACT/POLICY ANALYSIS

Land Use Compatibility

The proposed **City CD-R-5 (Conditional District – Residential Single-Family – 5 du/ac)** zoning, as conditioned, and **PI (Public and Institutional)** zoning would allow land uses that are compatible with the general character of the area.

Connections 2025 Comprehensive Plan Policies

The Generalized Future Land Use Map designates this location as **Mixed Use Residential**. The requested **City CD-R-5 (Conditional District – Residential Single-Family – 5 du/ac)** zoning, as conditioned, and **PI (Public and Institutional)** zoning districts are consistent with the **Mixed Use Residential** GFLUM designation. The Growth Strategy Map designates the subject site as being within **Growth Tier 1, Current Growth Area (2013 – 2019)**, which requires annexation into the City in order to access City services.

Connections 2025 Written Policies

Connections 2025 Map Policies

Mixed Use Residential: This designation applies to neighborhoods or districts where the predominant use is residential and where substantial, compatible local-serving nonresidential uses may be introduced. Such use mixes are typically found in older, in-town neighborhoods that accommodate "corner stores" and other local services, as well as in newly developed traditional neighborhood developments (TNDs). This district is also applied in areas suited to a diverse mix of housing types and densities. Ensuring that buildings are of the appropriate scale and intensity is critical.

Growth Tier 1, Current Growth Area (2013 – 2019): 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 rezoning with owners of surrounding properties.

The subject site is located within the area(s) eligible for the following economic development incentive or assistance program(s):

- Economic Development Impact Zone 2 (local).

Staff Analysis

The 32.04 acre subject site is a combination of undeveloped lots and single-family dwellings. Uses to the north include single family and multifamily dwellings (zoned City R-5 and City CD-CD-RM-12). Uses to the east, south and west are a combination of undeveloped land and single family dwellings zoned County RS-30, County RS-40 and City PI.

The Comprehensive Plan's Future Land Use Map designates this site as 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.

This proposed request is consistent with the Comprehensive Plan's Housing and Neighborhoods goal to meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities. It is also consistent with the Growth at the Fringe goal to provide a development framework for the fringe that guides sound, sustainable patterns of land use and the Community Facilities goal to Provide community facilities, services, and infrastructure in a cost-effective manner to meet citizens' needs, contribute to quality of life, and support desired land use patterns.

The proposed City CD-R-5 and City PI zoning districts will allow for the development of new residential uses in harmony with surrounding development while also supporting future development of nearby public facilities to support this and other future developments in this area.

This request is consistent with the intent and purpose of the zoning code, the Comprehensive Plan (Connections 2025) and is generally compatible with the existing development and trend in the surrounding area.

Staff Recommendation

Staff recommends **approval** of the requested **City R-5** (Residential Single-Family - 5) and **City PI** (Public and Institutional) zoning district.