



Z-15-01-008

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

City Council Hearing Date: February 17, 2015

GENERAL INFORMATION

APPLICANT	Sun Capital, Inc. on behalf of Jerry L. Simmons, Deborah V. Simmons, Kenneth W. Simmons, and Cynthia G. Simmons
HEARING TYPE	Original Zoning
REQUEST	County AG (Agricultural) to City CD-R-5 (Conditional District-Residential Single-Family 5)
CONDITIONS	1. Uses shall be limited to a maximum of 30 single family dwelling units.
LOCATION	1918, & 1920 1922 Trosper Road
PARCEL ID NUMBER(S)	7858416590 & 7858407795
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). 37 notices were mailed to those property owners in the mailing area.
TRACT SIZE	~17.20 Acres (exclusive of street right-of-way of .73 acres – total acreage of ~17.93 acres)
TOPOGRAPHY	Primarily flat
VEGETATION	None

SITE DATA

Existing Use	Single family dwelling
Adjacent Zoning	Adjacent Land Uses
N PNR (Parkland and Natural Resource Areas)	Parkland
E County AG (Agricultural)	Single family dwellings
W City CD-RM-5(Conditional District-Residential Multi-Family)	Vacant
S County CU-RS-12 (Conditional Use-Residential Single-Family)	Single family dwellings

Zoning History

Case #	Date	Request Summary
N/A	N/A	Not currently located in the city limits.

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (County AG)	Requested (R-5)
Max. Density:	N/A	The overall gross density in R-5 will typically be 5.0 units per acre or less.
Typical Uses	Primarily intended to accommodate uses of an agricultural nature, including farm residences and farm tenant housing.	Primarily intended to accommodate low-density single-family detached residential developments.

**These regulations may not reflect all requirements for all situations; see the City of Greensboro Development Ordinance for all applicable regulations for site requirements for this zoning district.*

SPECIAL INFORMATION

Overlay District Ordinance/Historic Preservation

n/a

Environmental/Soils - Site drains to South Buffalo Creek

Water Supply Watershed	Site drains to Greensboro Watersupply Watershed, Lake Townsend, Tier 3 and Tier 2
Floodplains	Onsite
Streams	50ft stream buffer required measured from top of bank on each side of stream. See LDO Chp. 30-12-3.9 table 12-5 for stream buffer disturbance allowances and restrictions.
Other:	Majority of Site is located within Tier 3. High Density development with sewer is T3 is 30% BUA, 12% for Low Density. If no sewer is available the on BUA option is 4%. Tier 2 only development option is 2.4% BUA.

Utilities

Potable Water	Available
Waste Water	Sewer will need to be extended (by the developer) to serve this site. Contact Kenny Treadway 336-373-2055 to request a sewer feasibility.

Airport Noise Cone

n/a

Landscaping Requirements

Not applicable for single family dwelling units.

Tree Preservation Requirements

Acreage

17.5 ac.

Requirements

Not applicable for single family dwelling units.

Transportation

Street Classification: Trosper Road – Local Street.

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

Traffic Counts: None Available.

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: No TIS required per TIS Ordinance.
(TIS)

Street Connectivity: N/A.

Other: N/A.

IMPACT ANALYSIS

Land Use Compatibility

The proposed **CD-R-5 (Conditional District-Residential Single-Family 5)** original zoning as conditioned 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 **Interim Residential (generally at or above 3 dwelling units per acre)**. The requested **CD-R-5 (Conditional District-Residential Single-Family 5)** original zoning district as conditioned is generally consistent with the **Interim Residential (generally at or above 3 dwelling units per acre)** GFLUM designation. The Growth Strategy Map designates the subject site as being within **Growth Tier 1, Current Growth Area (2013 – 2019)**.

Connections 2025 Written Policies

Land Use, Goal 4.3 – Growth at the Fringe: Provide a development framework for the fringe that guides sound, sustainable patterns of land use, limits sprawl, protects rural character, evidences sound stewardship of the environment, and provides for efficient provision of public services and facilities as the City expands. Development will increase density and mix land uses at a pedestrian scale with sidewalks, bikeways, and where possible, public transit.

Policy 4F: Initiate a fringe area growth management framework, including: a Fringe Area Land Use Plan; a “tiered” approach that designates growth areas for staged development; specific criteria for water and sewer extensions and annexations; of the fringe as Greensboro's extraterritorial jurisdiction; and a proactive plan to provide infrastructure.

Community Character, Goal 5.2 – Man-Made Environment: Preserve and enhance the character and visual quality of Greensboro’s built environment, including historic resources, private developments, and public landscapes.

Policy 5E: Improve the aesthetic quality of publicly owned and maintained landscapes.

Policy 5F: Implement and improve design standards governing the appearance of development from public roadways.

Housing and Neighborhoods, Goal 6: 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.

Policy 6C: Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

Economic Development, Goal 7: Promote a healthy, diversified economy with a strong tax base and opportunities for employment, entrepreneurship and for-profit and non-profit economic development for all segments of the community, including under-served areas such as East Greensboro.

Policy 7A: Target city investment and regulatory policies for economic development.

Policy 7C: Ensure that city land use policies and regulations allow for an adequate supply of land to accommodate economic development.

Transportation, Goal 8: Develop and maintain a safe, efficient, and environmentally sound transportation system that provides convenient choices for accessing destinations throughout Greensboro and the Triad, including a range of well-integrated transit, pedestrian, and bicycle linkages.

Policy 8A: Maintain a roadway network that safely and efficiently accommodates vehicular traffic while supporting other community objectives defined in the Comprehensive Plan.

Community Facilities, Services, and Infrastructure, Goal 9: 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.

Policy 9A: Proactively target infrastructure (water/sewer) extensions to support desired land use patterns [see also Land Use Policy 4F].

Policy 9B: Proactively plan for the provision of sufficient capacity to meet the City’s future infrastructure needs.

Connections 2025 Map Policies

Interim Residential (generally at or above 3 dwelling units per acre) – Areas with a mix of all types of residential densities and uses (single family detached, single family attached and multi-family), with some limited local-serving non-residential uses (schools, churches,

convenience services). It is assumed that most of the new housing developed in the Water Sewer Service Area would be connected to water and sewer.

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

Consolidated Plan 2010-2014: Plan for a Resilient Community

Principle 1 – Provide More Transportation Options:

Goal A: Promote transportation and development patterns and types that contribute to decreased household transportation costs.

Principle 3 – Enhance Economic Competitiveness:

Goal E: Focus on energy efficiency as an economic generator for small business development.

Principle 4 – Support Existing Communities:

Goal F: Promote neighborhood and economic development by fulfilling target area commitments and creating a process for identifying new opportunities for neighborhood revitalization and planning.

Principle 6 – Value Communities and Neighborhoods:

Goal A: Promote coordinated transportation and land use decisions for broader livability throughout Greensboro.

Principle 7 – Recognize the Environment as a Critical Element of Community

Sustainability:

Goal A: Promote more efficient land development patterns.

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 annexation, rezoning, and development with owners of surrounding properties.

Staff Analysis

This 1-acre subject site is currently developed with single family dwellings. The site adjoins City-CD-R-5 (single family dwellings) to the west. North of the request the zoning is PNR (park property). South of the request the zoning transitions to County-CU-RS-12 (single family dwellings). East of the site the zoning is County AG (single family dwellings and vacant property).

The Generalized Future Land Use map designates this site as Interim Residential. This designation is for areas with a mix of all types of residential densities and uses (single family detached, single family attached and multi-family), with some limited local-serving non-residential uses (schools, churches, convenience services).

The CD-R-5 request is consistent with the zoning to the west and the list of potential uses is compatible with adjacent development. The proposed request supports the Comprehensive Plan's Growth at the Fringe goal to provide a development framework for the fringe that guides sound, sustainable patterns of land use, limits sprawl, protects rural character, evidences sound stewardship of the environment, and provides for efficient provision of public services and facilities as the City expands. The request also meets the 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.

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 CD-R-5** (Conditional District-Residential Single-Family) zoning district.