



Z-16-04-006

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

City Council Hearing Date: May 17, 2016

GENERAL INFORMATION

APPLICANT	Barry Siegal on behalf of Catherine and Dennis Torney
HEARING TYPE	Original Zoning Request
REQUEST	County RS-40 (Residential Single Family) & County AG (Agricultural) to City R-3 (Residential Single-Family)
CONDITIONS	N/A
LOCATION	2732-ZZ Pleasant Ridge Road
PARCEL ID NUMBER(S)	7837156145
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). 82 notices were mailed to those property owners in the mailing area.
TRACT SIZE	~28.7 Acres
TOPOGRAPHY	undulating
VEGETATION	Wooded

SITE DATA

Existing Use	undeveloped	
	Adjacent Zoning	Adjacent Land Uses
N	County RS-40 (Residential Single-Family) County AG (Agricultural)	Undeveloped property and single family dwellings
E	R-3 (Residential Single-Family) PNR (Parks and Natural Resources)	Single family dwellings and undeveloped property Park space
W	R-3 (Residential Single-Family)	Single family dwellings
S	R-3 (Residential Single-Family)	Single family dwellings & undeveloped property

Zoning History

Case #	Date	Request Summary
N/A	N/A	The subject property is not currently located within the City's planning jurisdiction.

ZONING DISTRICT STANDARDS

Zoning District Designation:	Existing (County RS-40)	Existing (County-AG)	Requested (City R-3)
Max. Density:	1.0 units per gross acre	N/A	3.0 units per gross acres
Typical Uses	Primarily intended to accommodate single-family detached dwellings on large lots in areas without access to public water and wastewater services.	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 development.

District Summary *

**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

Water Supply Watershed	Site drains to Greensboro watersupply watershed, WCA Tier 3, Brush Creek
Floodplains	Possible non-encroachment areas on stream(s). Further information will need to be provided to determine stream and non-encroachment area locations.
Streams	Possible stream feature onsite which must be identified. If feature is either intermittent or perennial a 50ft Jordan Lake stream buffer measured from top of bank each side will apply.
Other:	Maximum BUA for watershed is 30% for High Density development with sewer or <4% development without sewer. See LDO chp.30-12-3.4 for WCA density requirements. All new BUA for the site must meet watershed requirements Water Quality and Water Quantity must be addressed. All the new BUA must be treated by a State approved water quality BMP and any existing BUA treated to the maximum extent practicable.

Utilities

Potable Water	Water and Sewer will need to be extended by the developer. Contact Kenny Treadway for an infrastructure feasibility 336-373-2897.
Waste Water	Sewer will need to be extended/upgraded by the developer to serve this. Contact Kenny Treadway for an infrastructure feasibility 336-373-2897.

Airport Noise Cone

n/a

Landscaping & Tree Conservation Requirements

There are no requirements for Landscaping or Tree Conservation in single-family residential development.

Transportation

Street Classification:	Pleasant Ridge Road – Major Thoroughfare. Highland Grove Drive – Local Street. Brookstead Drive – 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: (TIS)	No TIS required per TIS Ordinance.
Street Connectivity:	Street connectivity will be provided through the proposed area via public street connections from Highland Grove Drive and Brookstead Drive.
Other:	N/A.

IMPACT ANALYSIS**Land Use Compatibility**

The proposed **R-3 (Residential, Single-Family – 3 du/ac)** 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 **Low Residential (3-5 d.u./acre)**. The requested **R-3 (Residential, Single-Family – 3 du/ac)** zoning district is generally consistent with the **Low Residential (3-5 d.u./acre)** GFLUM designation. The Growth Strategy Map designates the subject site as being within **Growth Tier 3, Long-Term Growth Area (2025+)**.

Connections 2025 Written Policies

Land Use Goal 4.1 – Growth Strategy: Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

Policy 4A: Remove present impediments to infill and investment in urban areas.

Policy 4B: Target capital investments to leverage private investment in urban areas.

Policy 4C: Promote new patterns and intensities of use to increase economic competitiveness and enhance quality of life in urban areas.

Policy 4D: Identify potential opportunities and selectively target, plan and promote development/reuse initiatives.

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.

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.

Connections 2025 Map Policies

Low Residential (3-5 d.u./acre): This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

Growth Tier 3, Long-Term Growth Area (2025+): Where growth, annexation, and the extension of public facilities is anticipated beyond 12 years, and where premature, fragmented, leapfrog, or inefficient development shall be discouraged by the City and County. Annexations will be discouraged until the full complement of City services can be efficiently provided, which is currently projected beyond the 12-year horizon.

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 rezoning and development with owners of surrounding properties, and with representatives of the Cardinal neighborhood, or other applicable neighborhood area(s), within which the subject site is located.

Staff Analysis

This 28.7-acre subject site is currently undeveloped wooded property. North of the request is a combination of undeveloped property and single family dwellings (zoned County AG & County RS-40). East of the request is park space, undeveloped property and single family dwellings (zoned PNR & R-3). South of the request is a combination of undeveloped property and single family dwellings (zoned R-3). West of the request is single family dwellings (zoned R-3).

The Generalized Future Land Use Map designates this site as Low Residential. The Low Residential category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within a density range of 3 to 5 dwelling units per gross acre.

The R-3 Residential Single-Family district is primarily intended to accommodate low density single family detached residential development. This request will allow additional single family dwellings, compatible with existing adjacent development.

Approving this request will help meet 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. It also provides a development framework for the fringe to guide sound, sustainable patterns of land use, limit sprawl and provide for efficient provision of public services and facilities as the City expands.

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-3** (Residential Single-Family) zoning district.