



## PLZ-17-16

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

City Council Hearing Date: December 19, 2017

#### **GENERAL INFORMATION**

<b>APPLICANT</b>	Joseph R. Allen, Jr.
<b>HEARING TYPE</b>	Original Zoning Request
<b>REQUEST</b>	Original zoning from County RS-40 (Residential Single Family) to City R-3 (Residential Single Family).
<b>CONDITIONS</b>	N/A
<b>LOCATION</b>	Portion of 2921 West Vandalia Road
<b>PARCEL ID NUMBER(S)</b>	0048284
<b>PUBLIC NOTIFICATION</b>	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). <b>39</b> notices were mailed to those property owners in the mailing area.
<b>TRACT SIZE</b>	.95 Acres
<b>TOPOGRAPHY</b>	Generally Flat
<b>VEGETATION</b>	Residential

#### **SITE DATA**

Existing Use		Undeveloped
	Adjacent Zoning	Adjacent Land Uses
N	R-3 (Residential Single Family)	Single family dwelling
E	R-3 (Residential Single Family) & County RS-40 (Residential Single Family)	Single family dwelling
W	R-3 (Residential Single Family) & County RS-40	Horse Stables and Showgrounds

S County RS-40 (Residential Single Family) Single family dwelling and undeveloped

**Zoning History**

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

**ZONING DISTRICT STANDARDS****District Summary \***

Zoning District Designation:	Existing (County RS-40)	Requested (R-3)
Max. Density:	1.0 dwelling unit per acre	3.0 dwelling units per acre
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 low density single-family detached residential development.

\*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**

N/A

**Environmental/Soils**

Water Supply Watershed Site drains Lower Randleman Lake Watersupply Watershed WSIV, Hickory Creek Sub-basin

Floodplains >2000FT

Streams N/A

Other: Site must meet current watershed requirements, water quality & water quantity control must be addressed. High Density Development Max. BUA is 50% with sewer, Low Density is 12% BUA with sewer or without sewer. All proposed BUA must be treated.

**Utilities**

Potable Water Available

Waste Water Available

**Airport Overlay District & Noise Cone**

N/A

**Landscaping & Tree Conservation Requirements**

Landscaping and Tree Conservation are not required for single-family development.

**Transportation**

Street Classification: West Vandalia Road – Collector Street  
Tonkins Street – 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/POLICY 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** and **Mixed Use Residential**. The requested **R-3 (Residential, Single Family – 3 du/ac)** zoning district is generally consistent with the **Mixed Use Residential** and **Low Residential** GFLUM designations. The Growth Strategy Map designates the subject side 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 comprising the following elements:

- Create a Fringe Area Land Use Plan;
- Establish a “tiered” approach that designates growth areas for staged development, annexation, and extension of public facilities within the water and sewer service boundary;
- Define specific criteria for water and sewer extensions and annexations;
- Initiate designation of the fringe as Greensboro's extraterritorial jurisdiction; and
- Establish a proactive plan to provide infrastructure in advance of development, consistent with the growth “tiers” and Fringe Area Land Use Concept Plan.

**Policy 4G:** Improve the quality and patterns of development through incentives and regulatory guidelines.

**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**

**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.

**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 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 rezoning and development with owners of surrounding properties.

### **Staff Analysis**

The .95 acre subject site (a portion of a larger existing lot) currently contains a single family dwelling. Uses to the north, east and south are single family dwellings. Uses to the west are a combination of a single family dwelling and horse stables and showgrounds. The front portion of

the lot that contains the subject site was brought into the City has part of a previous annexation. Under older provisions of State annexation law, a City could annex a certain portion of properties along a street that was part of a larger annexation, based on a certain distance from the roadway. So the front portions of all the lots fronting the southern boundary of this part of West Vandalia Road are currently in the City limits, with the remaining portions of these lots currently in the County. The applicant is interested in accessing City services for all portions of their property and thus has requested annexation of the remainder of the lot into the City.

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

This requested R-3 for the subject site matches the zoning for the portion of the lot already in the City and is consistent with the zoning for surrounding properties. The request does support the Comprehensive Plan's Growth at the Fringe goal to guide sound, sustainable patterns of land use and provide for efficient provision of public services and facilities as the City expands. It also supports 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 R-3** (Residential Single Family) zoning district.