PLZ-19-20

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

City Council Hearing Date: May 21, 2019

GENERAL INFORMATION

APPLICANT	City of Greensboro
HEARING TYPE	Original Zoning Request
REQUEST	Original zoning from County AG (Agricultural) to City R-5 (Residential Single-family - 5).
CONDITIONS	N/A
LOCATION	Portion of Interstate 85 Right of Way (between Rehobeth Church Road and Randleman Road)
PARCEL ID NUMBER(S)	N/A
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). **168** notices were mailed to those property owners in the mailing area.
TRACT SIZE	25.98 Acres
TOPOGRAPHY	Flat (Highway)
VEGETATION	None (Highway)

SITE DATA

Existing Use — **Highway Right of Way**

	Adjacent Zoning	**Adjacent Land Uses**
N	City CD-RM-12 (Residential Multi-family)	Single family residence
	City R-5 (Residential Single-family)	Retail Services
E	County RS-40 (Residential Single Family)	Highway Right of Way
W	County AG (Agricultural)	Highway Right of Way
S	County RS-30 (Residential Single-family)	Undeveloped and Single family residence

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 AG)**	Requested **(City R-5)**
Max. Density:	N/A	5.0 units per acre or less
Typical Uses	Primarily intended to accommodate agricultural uses	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

The subject site is located 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 Watershed	Site drains S. Buffalo Creek, Non-Watersupply 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

Request a water/sewer feasibility from Kenney Treadway (336-373-2897).

Airport Overlay District & Noise Cone

N/A

Landscaping & Tree Conservation Requirements

There are no Landscaping or Tree Conservation requirements for highway right-of-way.

Transportation

Street Classification:	I-85 – Freeway. Randleman Road – Major Thoroughfare.
Site Access:	All access(s) must be designed and constructed to the City of Greensboro standards.
Traffic Counts:	I-85 AADT = 69,000 (NCDOT, 2017)
Trip Generation:	N/A.
Sidewalks:	N/A.
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 R-5 (Residential Single-Family – 5 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 **Mixed Use Residential** and **Mixed Use Commercial**. The requested **City R-5 (Residential Single-Family – 5 du/ac)** zoning district is consistent with the **Mixed Use Residential** and **Mixed Use Commercial** GFLUM designations. 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

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.

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.

Connections 2025 Map Policies

Mixed Use Commercial: This designation is intended to promote a mix of uses, of which various commercial uses remain predominant, but where residential, service, and other uses are complementary. Where applied to older highway corridors characterized by "strip" commercial uses, the intent is to encourage infill and redevelopment for a more diverse and attractive mix of uses over time. Examples include residential units over commercial uses or a wider array of economically viable uses to replace obsolete uses. Such areas also may represent opportunities for the introduction of substantial higher density and/or mixed-income housing, with negligible impacts on, or resistance from, nearby single-family neighborhoods. Ensuring that buildings are of the appropriate scale and intensity is critical, as is ensuring that sites are

designed in a coordinated, as opposed to a lot-by-lot, manner. New “strip” commercial development is discouraged.

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 and with representatives of the adjacent Wynnmere neighborhood, located to the north of the subject site.

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 25.98 acre subject site is the portion of Interstate 85 located between Rehobeth Church Road and Randleman Road and is tied to the annexation and original zoning request for 601 Kallamdale Road, 4408 Near Sumner Church Road, portion of 4229 Short Farm Road and 5200-5216 Carol Avenue (Z-19-04-008). Per N.C.G.S 160A-31(F), property that is owned by a public entity such as the State of North Carolina may be annexed if said property connects other property petitioning for annexation to the City's primary corporate limits.

Uses to the north of the subject property are multi-family and single-family dwellings, zoned City CD-RM-12 and City R-5. Uses to the east and west are other portions of Interstate 85, zoned City R-3 and County AG. Uses to the south are undeveloped property and single family residences (zoned County RS-30).

The Comprehensive Plan's Future Land Use Map currently designates this site as Mixed Use Commercial. The Mixed Use Commercial designation is intended to promote a mix of uses, of which various commercial uses remain predominant, but where residential, service, and other uses are complementary.

The proposed City R-5 zoning district is primarily intended to accommodate low density single-family detached residential development that would also include public infrastructure such as roads and public utilities and is consistent with the current R-5 zoning (existing or proposed) on either side of the highway that are already within the City's jurisdiction or petitioning to become part of the City's jurisdiction.

This request is consistent with 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 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.

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) zoning district.