



PLZ-20-01

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

City Council Hearing Date: February 18, 2020

GENERAL INFORMATION

APPLICANT	Sedgefield Investment Partners
HEARING TYPE	Original Zoning and Rezoning
REQUEST	Original zoning from County RS-40 (Single-family Residential) to City R-3 (Single-family Residential – 3) Rezoning from City CD-RM-5 (Conditional District – Residential Multi-family – 5) to City R-3 (Single-family Residential – 3)
CONDITIONS	N/A
LOCATION	2117 and 2119 Sprucewood Drive
PARCEL ID NUMBER(S)	7832325626 and 7832325712
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). 66 notices were mailed to those property owners in the mailing area.
TRACT SIZE	Original Zoning - 0.6 Acres Rezoning – 0.55 Acres
TOPOGRAPHY	Generally flat
VEGETATION	Wooded

SITE DATA

Existing Use	Vacant
Adjacent Zoning	Adjacent Land Uses
N County RS-40 (Single-family Residential)	Single-family residence

E	County RS-40 (Single-family Residential)	Single-family residence
W	County RS-40 (Single-family Residential)	Vacant Land
S	City CD-RM-5 (Multi-family Residential)	Multi-family residences

Zoning History

Case #	Date	Request Summary
--------	------	-----------------

CD3318

4/30/2005

An original zoning was requested for 0.55 acres of the subject property from County RS-40 to City CD-RM-5 with the following conditions:

1. Only town home and twin home dwellings for individual ownership and their customary accessory uses shall be permitted.
2. The maximum number of residential dwellings shall be 104 units comprised of 16 duplex units (8 buildings) and 88 quad units (22 buildings).
3. The number of units in a single town home building will be limited to a maximum of 4 units.
4. Buildings shall be single story. Twin homes will have walk-out basements.
5. All buildings shall have a main roof line pitch of 5:12 or greater.
6. Each unit will have a two-car garage. Guest parking shall be designed for each individual unit. There will be no centralized parking bays or lots except for parking required for the clubhouse.
7. Exterior building materials shall consist of or be a combination of cultured stone, brick, Hardie board (or equal material), and stucco. Use of vinyl siding shall be limited to soffits, fascia and trim.
8. All exterior common area and private street lighting shall be directed downward and shall be low profile decorative lighting.
9. There shall be no trash compactor and no dumpster located on the property other than for the purpose of collecting and removing construction debris, unless required by the local jurisdiction.
10. A minimum 30-foot wide landscaped buffer will be maintained along the eastern boundary of the property. The buffer shall consist of one or more of the following: existing vegetation, staggered double row of Leyland Cypress, three to four foot earthen berm and supplemental plantings.
11. The private access to Sprucewood Drive shall be a maximum of 24 feet in width.
12. No construction traffic shall be permitted to use the private access to Sprucewood Drive.
13. The culvert necessary for the private access to Sprucewood Drive to cross the perennial creek on the northern portion of the property shall be designed to resemble a bridge.
14. Landscaping shall be installed on both sides of the private access where that access is adjacent to

Guilford County tax parcels 682-887-49 and 52. Such landscaping shall consist of two rows of Leyland Cypress or comparable evergreen trees planted 10 feet apart (i.e. from tree to tree and row to row) and offset/staggered from row to row in order to provide a solid visual barrier. These trees shall have a minimum height of 4 feet-specimen quality at the time of installation. Installation shall be upon completion of private access construction, but no later than twelve months after private access construction if initiated.

15. Lighting along the private access shall be directed downward and shall be low profile decorative lighting to coordinate with lighting within the development.

The remaining 0.6 acres of the subject property is not currently located in the City's jurisdiction.

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (County RS-40)	Existing (City CD-RM-5)	Requested (City R-3)
Max. Density:	1 unit per acre	3.7 units per acre	3 units per acre
Typical Uses	Primarily intended to accommodate low density single-family detached residential development.	Uses limited to a maximum of 104 townhomes and twin homes.	Primarily intended to accommodate single family residential dwellings with a maximum density of 3 dwelling unit per acres

**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 Site drains to Lower Randleman Lake, Hickory Creek sub-basin
Watershed

Floodplains >2000LF

Streams Possible stream feature is onsite and must be identified. If stream feature is intermittent, a 50ft stream buffer measured from top of bank on each side is required. If the stream is perennial, a 100ft stream buffer measured from top of bank on each side is required.

Other: Maximum High Density development with sewer is 50%BUA. Water Quality and Water Quantity control must be addressed at time of development. All BUA must be treated by a State approved water quality BMP/SCM.

Utilities (Availability)

Water: availability

Sewer: treated by high point

Airport Overlay District & Noise Cone

n/a

Landscaping & Tree Conservation Requirements

There are no landscaping or tree conservation requirements for single-family development.

Transportation

Street Classification: Sprucewood Drive – Collector Street.
Scotland Road – Collector Street.

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

Traffic Counts: No.

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: Yes, GTA Route 11 (Gate City Boulevard) is within 800 ft of subject site, along W Gate City Boulevard.

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 **City 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)** and **Mixed Use Planned Community**. The requested **City R-3 (Residential Single Family – 3)** zoning district is generally consistent with the **Low Residential (3-5 d.u./acre)** and **Mixed Use Planned Community** GFLUM designations. 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 4.1 – 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.

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

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.

Mixed Use Planned Community: This designation is intended for large tracts of undeveloped land near the City's fringe that are appropriate for larger scale, creatively planned residential, mixed with other uses such as supporting retail and small to medium scale office development. Compatibility among these uses and with the area's scenic character will be maintained through generous open space reservations and design standards that address the locations, character of, and relationships between uses, while affording greater development flexibility than provided by standard zoning district classifications. A traditional neighborhood development organized as a series of "neighborhood units" that have access to a "village center" with higher density residential, retail, and office uses is one example of an appropriate development form.

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 annexation, original zoning, and rezoning with owners of surrounding properties and with representatives of the Sedgefield neighborhood (the boundaries of which, as identified by said neighborhood, the subject site is located within).

Staff Analysis

The 0.6 and .55 acre subject properties are currently vacant. North and east of the subject properties are single family dwellings, zoned County RS-40. South of the request are multi-family dwellings zoned City CD-RM-5. West of the subject property is vacant land zoned County RS-40.

The subject site is currently located in the County. The Growth Strategy Map designates the subject site as Growth Tier 1, Current Growth Area (2013 – 2019), where infrastructure systems are in place, can be economically provided and/or will be proactively extended. The Technical Review Committee recommended approval of an associated annexation request for this property at its October 31, 2019 meeting. The Planning Board recommended approval of the associated annexation request for this property on December 18, 2019, after concluding this property can be served by required City services.

The Comprehensive Plan's Future Land Use Map currently designates this site as Low Residential. The Low Residential designation includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within the City Council Public Hearing

density range of 3-5 dwelling units per acre. The proposed R-3 zoning district is primarily intended to accommodate low density single-family detached residential development with a maximum density of 3 dwelling units per acre.

This 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, 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 is also consistent with the surrounding pattern of residential development.

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 - 3)** zoning district.