



PLZ-20-16

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

City Council Hearing Date: July 21, 2020

GENERAL INFORMATION

APPLICANT	WBY4, Inc. for the Lea Family Limited Partnership and Arthur B. Lea Jr. and David A. Lea
HEARING TYPE	Original Zoning Request
REQUEST	County AG (Agricultural) to City CD-RM-5 (Conditional District - Residential Multi-family - 5)
CONDITIONS	1. Only Residential uses permitted
LOCATION	A portion of 5281 Mackay Road and a portion of 2005 Guilford College Road
PARCEL ID NUMBER(S)	A portion of 7822789048 and a portion of 7822686118
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). 290 notices were mailed to those property owners in the mailing area.
TRACT SIZE	16.43 acres
TOPOGRAPHY	Undulating
VEGETATION	Wooded

SITE DATA

	Existing Use	Vacant
	Adjacent Zoning	Adjacent Land Uses
N	Jamestown SFR (Single-family Residential)	Single-family dwellings
E	City RM-5 (Multi-family Residential - 5)	Multi-family dwellings
W	Jamestown MFR (Multi-family Residential)	Multi-family dwellings

S County AG (Agricultural) Undeveloped land

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**Existing District Summaries**

Zoning District Designation:	Existing County AG	Existing County RS-40	Requested City CD-RM-5
Max. Density:	N/A	1 dwelling per acre	5 dwellings per acre
Typical Uses	Primarily intended to accommodate uses of an agricultural nature, including farm residences and farm tenant housing.	Primarily intended to accommodate single-family detached dwellings on large lots in areas without access to public water and wastewater services.	Only Residential uses permitted.

**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 not located within an overlay zoning district.

The subject site is not:

- Located in a City of Greensboro Historic District or Heritage Community
- Designated as a Guilford County Landmark Property
- Recognized as a State of North Carolina Historic Site
- Listed in the National Register of Historic Places
- Located in a National Register Historic District

Environmental/Soils

Water Supply Watershed Site drains to Lower Randleman Lake WS-IV Watersupply Watershed, Bull Run sub-basin

Floodplains N/A

Streams Perennial streams onsite have a 100ft stream buffer measured from top of bank on each side. Intermittent streams onsite have a 50ft stream buffer measured from top of bank on each side. Any possible features must be identified for stream buffers. No new BUA is allowed within Zone 1 or Zone 2 of either stream buffer.

Other: Site must meet current watershed requirements, water quality and water quantity control must be addressed. Max. BUA for High Density development with sewer

is 50%. Low Density development is 12% with sewer and provide the water quality scoresheet provided. Site is within the PTI 5 statute mile radius. No water quality device that holds a normal pool elevation is allowed unless engineering documentation is submitted. State and Corps permits are required for any stream crossing or wetland disturbance.

Utilities (Availability)

Water is available.

Sewer is available at this location, but the applicant will need to check with Jamestown/High Point to make sure they can handle the flow. The sewer in this area is treated by Jamestown/High Point, but Greensboro maintains the lines.

Airport Overlay District & Noise Cone

n/a

Landscaping & Tree Conservation Requirements**Landscaping:****Street Yards:**

Street planting yards must be installed abutting public street rights-of-way. The required street planting yard must have a minimum width of 10 feet (as measured from the outside edge of the right-of-way or the back of the sidewalk, whichever is further from the street centerline) and include at least 2 canopy trees and 17 shrubs per 100 linear feet of required street planting yard, not including allowed driveways.

Buffer Yards:

Adjacent to single-family residential uses, and to Outdoor Recreation (Riding Stable) uses: Type C buffer yard, with an average width of 15', a minimum width of 10', and a planting rate of 2 canopy trees, 3 understory trees, and 17 shrubs per 100 linear feet.

Adjacent to multi-family uses or vacant land: Vehicular Use Area buffer yard (see Parking Lots, below).

Parking Lots:

When a parking lot or other vehicular use area abuts a vacant site or a site with the same land use classification as the subject site, a planting yard with a minimum width of 5 feet must be provided between the parking lot/vehicular use area and the abutting (interior) property line. This required planting area must be landscaped with at least 2 understory trees and 18 evergreen shrubs per 100 linear feet.

Trees for required parking spaces: 1 canopy tree per 12 spaces, in islands or medians within the parking lot.

Tree Conservation:

For 16.43 acres, 10% of parcel size to be dedicated in critical root zone for Tree Conservation

Transportation

Street Classification: Mackay Road – Minor Thoroughfare.
Guilford College Road – Major Thoroughfare.

Site Access:	All access(s) must be designed and constructed to the City of Greensboro standards.
Traffic Counts:	Mackay Road = 4,900 vpd (NCDOT, 2018).
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:	N/A.
Other:	N/A.

IMPACT/POLICY ANALYSIS

Land Use Compatibility

The proposed **City CD-RM-5 (Conditional District – Residential, Multi-Family – 5 du/ac)** zoning district, 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 the 5281 Mackay Road portion of the subject site as **Moderate Residential (5-12 d.u./acre)**. The requested **City CD-RM-5 (Conditional District – Residential, Multi-Family – 5 du/ac)** zoning district, as conditioned, is generally consistent with this Future Land Use designation. The Generalized Future Land Use Map does not assign a designation to the 2005 Guilford College Road portion of the subject site. The Growth Strategy Map designates the 2005 Guilford College Road portion of 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.

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

Moderate Residential (5-12 d.u./acre): This category accommodates housing types ranging from small-lot, single-family detached and attached single-family dwellings such as townhomes to moderate density, low-rise apartment dwellings.

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 subject property is 16.43 acres and is currently vacant. North of the request are single-family dwellings and undeveloped land, zoned County AG and Jamestown SFR. East of the request are multi-family dwellings, zoned City CD-RM-5. South of the request is undeveloped land, zoned County AG. West of the request are multi-family dwellings, zoned Jamestown MFR.

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. All City service providers concluding that this property could be served by required City services.

The Comprehensive Plan's Future Land Use Map currently designates this property as Moderate Residential. The Moderate Residential designation accommodates housing types ranging from small-lot, single-family detached and attached single-family dwellings such as

townhomes to moderate density, low-rise apartment dwellings at a density of 5-12 dwelling units per acre.

The proposed CD-RM-5 request as conditioned, limits uses to only residential uses, which fits the context of surrounding area. The proposed rezoning request supports both the Comprehensive Plan's Growth at the Fringe goal to promote sound and sustainable patterns of land use at the City's fringe and 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-RM-5 (Conditional District – Residential Multi-family – 5)** zoning district.