



## PLZ-20-17

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

City Council Hearing Date: July 21, 2020

#### GENERAL INFORMATION

<b>APPLICANT</b>	Legacy Impact Capital for Guilford Charter School Corporation
<b>HEARING TYPE</b>	Original Zoning Request
<b>REQUEST</b>	County RS-30 (Residential Single-family) to City R-5 (Residential Single-family - 5)
<b>CONDITIONS</b>	N/A
<b>LOCATION</b>	A portion of 2240 East Cone Boulevard
<b>PARCEL ID NUMBER(S)</b>	A portion of 7886103241
<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). 21 notices were mailed to those property owners in the mailing area.
<b>TRACT SIZE</b>	24.738 acres
<b>TOPOGRAPHY</b>	Flat in the front and slopes towards the back
<b>VEGETATION</b>	Wooded

#### SITE DATA

	<b>Existing Use</b>	Single-family dwelling
	<b>Adjacent Zoning</b>	<b>Adjacent Land Uses</b>
N	County RS-30 (Single-family Residential) and City R-5 (Single-family Residential – 5)	Undeveloped and Single-family residences
E	County RS-30 (Single-family Residential), County RS-30-MH (Single-family Residential – Mobile Home Park Overlay), and City R-5 (Single-family Residential – 5)	Undeveloped land

W	County RS-30 (Single-family Residential) and City R-5 (Single-family Residential – 5)	Undeveloped land
S	City LI (Light Industrial) and City HI (Heavy Industrial)	Undeveloped land and water treatment plant

**Zoning History**

Case #	Date	Request Summary
N/A	N/A	The majority of the subject property is not currently located in the City's jurisdiction.
3975	February 3, 2015	A small portion of the subject property was rezoned from County AG (Agricultural) to City R-5 (Single-family Residential – 5) to facilitate the extension of East Cone Boulevard.

**ZONING DISTRICT STANDARDS****Existing District Summaries**

Zoning District Designation:	Existing County RS-30	Existing City R-5	Requested City R-5
Max. Density:	1.3 dwellings per acre	5 dwellings per acre	5 dwellings per acre
Typical Uses	Typical uses in the County RS-30 district include single family residential of up to 1.3 dwelling units per acre.	Typical uses in the R-5 district include single family residential of up to 5 dwelling units per acre.	Typical uses in the R-5 district include single family residential of up to 5 dwelling units per acre.

*\*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 Cone Boulevard Visual Corridor Zone, which prohibits establishment of new outdoor advertising signs therein.

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 North Buffalo Creek Non-Watersupply Watershed Watershed

Floodplains	FEMA Floodway and FEMA Floodplain are onsite. A Floodplain Development Permit will be required for any disturbance within the FEMA 1% Annual Chance Flood Hazard Area.
Streams	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 the entire 50ft stream buffer.
Other:	If >1acre is disturbed and the BUA is increased, site must meet current watershed requirements, water quality and water quantity control must be addressed. State and Corps permits are required for any stream crossing or wetland disturbance. Any structures in the FEMA Floodplain must be either elevated to 1foot above the Base Flood Elevation (BFE) or flood proofed if commercial.

**Utilities (Availability)**

Water is available.

Sewer will need to be extended by the developer.

**Airport Overlay District & Noise Cone**

n/a

**Landscaping & Tree Conservation Requirements**

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

**Transportation**

Street Classification:	East Cone Boulevard – Major Thoroughfare. Ralph Johnson Lane – Minor Thoroughfare.
Site Access:	All access(s) must be designed and constructed to the City of Greensboro standards.
Traffic Counts:	None Available.
Trip Generation:	AM Peak hr: 890, PM Peak hr: 638.
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 exist along the frontage of this property.
Transit in Vicinity:	Yes, GTA Route 6 (Summit Avenue) is within 0.40 miles of subject site, along Sixteenth Street.
Traffic Impact Study: (TIS)	Please see the end of this staff report for the Traffic Impact Analysis Technical Memorandum for this site.

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 district 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 **Moderate Residential (5-12 d.u./acre)**. The requested **City R-5 (Residential, Single Family – 5 du/ac)** zoning district is generally consistent with this Future Land Use designation. 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 4.3 – 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 24.738 acres currently and contains a single-family dwellings. North of the request is undeveloped land and single-family residences, zoned County RS-30 and City R-5. East of the request is undeveloped land, zoned County RS-30, County RS-30-MH, and City R-5. South of the request is undeveloped land and a water treatment plant, zoned City LI and City HI. West of the request is undeveloped land, zoned County RS-30 and City R-5.

The majority of 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 have concluded 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 R-5 zoning district is primarily intended to accommodate low-density single-family detached residential development of up to 5 dwelling units per acre. Additionally, some limited non-residential uses such as schools and places of religious assembly are also permitted in the R-5 zoning district. 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 R-5 (Residential Single-family - 5)** zoning districts.

**Traffic Impact Analysis Technical Memorandum**