



Z-08-09-002

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

Zoning Commission Hearing Date: September 8, 2008

**GENERAL INFORMATION**

<b>APPLICANT</b>	City of Greensboro
<b>HEARING TYPE</b>	Zoning Commission
<b>REQUEST</b>	<b>County RS-40</b> (Residential- Single Family) to <b>City RS-12</b> (Residential- Single Family)
<b>CONDITIONS</b>	N/A
<b>LOCATION</b>	1537 and 1539 Mount Hope Church Road (East side of Mount Hope Church Road and north of Eastcrest Road
<b>PARCEL ID NUMBER (S)</b>	<b>05-04-0217-0-0368-00-012 and</b> <b>05-04-0217-0-0368-00-001</b>
<b>PUBLIC NOTIFICATION</b>	The notification area for this public hearing was 600 feet (Chapter 30-9-1.2 of the City 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). 106 notices were mailed to those property owners in the mailing area.
<b>TRACT SIZE</b>	~2.11 acres
<b>TOPOGRAPHY</b>	Slopes eastwards
<b>VEGETATION</b>	A few mature trees and residential landscaping in part.

**SITE DATA**

<b>Existing Use</b>	2 single-family dwellings	
	<b>Adjacent Zoning</b>	<b>Adjacent Land Uses</b>
N	County RS-40 (Residential Single-Family)	Single-Family dwellings
E	County RS-40 (Residential Single-Family)	Single-Family dwellings
W	County RS-40 (Residential Single-Family)	Single-Family dwellings
S	CD-PDR (Conditional District-Planned Unit Development Residential)	Single-Family dwellings

**Zoning History**

Case #	Date	Request Summary
	N/A	

**ZONING DISTRICT STANDARDS**

**District Summary \***

Zoning District Designation:	Existing (County RS-40)	Requested (City RS-12)
Max. Density:	1 dwelling unit per acre	3 dwelling units per acre
Typical Uses	Primarily intended to accommodate single-family detached dwellings on large lots	Primarily intended to accommodate moderate density single-family detached dwellings in developments where public water and sewer service is required.

*\*These regulations may not reflect the actual requirements for all situations; see the City of Greensboro Zoning Code for actual regulations for site requirements for this zoning district.*

**SPECIAL INFORMATION**

**Overlay District Ordinance/Historic Preservation – N/A**

**Environmental/Soils**

Water Supply Watershed	Site drains to Lake MacIntosh (Little Alamance subbasin)
Floodplains	N/A
Streams	N/A
Other:	70% max. BUA allowed

**Utilities**

Potable Water  
Waste Water

**Airport Noise Cone**

The subject property is not located in the Airport Noise Cone.

**Landscaping Requirements**

Location	Required Planting Yard Type and Rate
North	Type B Yard – avg. width 30'; 3 canopy trees per 100'; 5 understory trees per 100'; 25 shrubs per 100'
South	Street Yard - minimum width 8'; 2 canopy tree per 100', 17 shrubs per 100'
East	Type B Yard – avg. width 30'; 3 canopy trees per 100'; 5 understory trees per 100'; 25 shrubs per 100'
West	Type B Yard – avg. width 30'; 3 canopy trees per 100'; 5 understory trees per 100'; 25 shrubs per 100'

**Tree Preservation Requirements**

Acreage	Requirements
2.11 Ac.	All trees 4" or greater DBH which are located within the required planting yards

**Transportation**

Street Classification	Mt. Hope Church Road – Major Thoroughfare.
Site Access	All access 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. There are no sidewalk projects in this area.
Transit in Vicinity	No.
Traffic Impact Study (TIS)	No, not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

**IMPACT ANALYSIS**

**Land Use Compatibility**

The proposed **RS-12** (Residential-Single Family) 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 **Interim Residential**. The requested **RS-12** zoning district is consistent with this GFLUM designation.

**Connections 2025 Written Policies**

Growth at the Fringe Goal: 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.

Community Facilities Goal: 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.

**Connections 2025 Map Policies**

Interim Residential (generally at or above 3 dwelling units per acre):

Areas with a mix of all types of residential densities and uses (single family detached, single family attached and multi-family), with some limited local-serving non-residential uses (schools, churches, convenience services). It is assumed that most of the new housing developed in the Water Sewer Service Area would be connected to water and sewer.

Growth Tier One is where development is expected to be concentrated and where services can be most easily provided within the next six years.

**CONFORMITY WITH OTHER PLANS**

**City Plans - N/A**

**Other Plans - N/A**

**Staff/Agency Comments**

**Planning**

The 2.11-acre property is located just outside the City limits in an area that is predominantly developed with residential and various agricultural uses intermingled. The majority of the surrounding area is zoned County RS-40 with the exception of the properties to the south of the subject site which is within the City limits and zoned City CD-PDR. The subject site currently contains 2 single-family units and it is the intention of the City to convert the subject site into a Fire Station. This original zoning request is accompanied by a voluntary annexation request.

This request if approved will help meet the needs of present and future Greensboro citizens by way of providing 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.

Staff believes that this request is generally consistent with the intent and purpose of the zoning code and the Comprehensive Plan (Connections 2025). Staff is also of the opinion that the request is compatible with existing developments in the surrounding neighborhood.

**Water Resources**

No additional comments

**Housing and Community Development**

No additional comments.

**STAFF RECOMMENDATION**

**PLANNING**

Staff recommends **approval** of the requested **RS-12** (Residential-Single Family) zoning district.