

**City of Greensboro Planning Department
Zoning Staff Report
November 12, 2007 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: F
Location: 2116 Lees Chapel Road (southwest quadrant of Lees Chapel Road and Byers Road)

Applicant: Phillip and Tanya Hawkins
Owner: Phillip and Tanya Hawkins

From: RS-12
To: CD-RM-8

Conditions: 1) Use limited to a daycare center and/or single family dwelling.

SITE INFORMATION	
Maximum Developable Units	One
Net Density	3 units/acre
Existing Land Use	Single family dwelling – home daycare business
Acreage	0.41
Physical Characteristics	<i>Topography:</i> Flat <i>Vegetation:</i> Typical single family residential <i>Other:</i> N/A
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	Low Residential
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Single family dwelling and vacant lot (future church site)	RS-12
<i>South</i>	Single family dwelling	RS-9
<i>East</i>	Single family dwelling	RS-12
<i>West</i>	Single family dwelling	RS-12

ZONING HISTORY		
Case #	Year	Request Summary
		This property has been zoned RS-12 since July 1, 1992. Prior to the implementation of the UDO, it was zoned Residential 120S.

DIFFERENCES BETWEEN RS-12 (EXISTING) AND CD-RM-8 (PROPOSED) ZONING DISTRICTS
RS-12: Primarily intended to accommodate moderate density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 3.0 units per acre or less.
CD-RM-8: Primarily intended to accommodate duplexes, twin homes, townhouses, cluster housing and similar residential uses at a density of 8.0 units per acre or less. See Conditions for use limitations.

TRANSPORTATION	
Street Classification	Lees Chapel Road – Major Thoroughfare.
Site Access	Existing.
Traffic Counts	Lees Chapel Road ADT = 9,161.
Trip Generation	N/A.
Sidewalks	Sidewalks are a requirement of the Development Ordinance. 6' sidewalk with a 4' 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.
Transit	No.
Traffic Impact Study	Not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	Site not located in watersupply watershed. If Stormwater runoff is directed South watersupply watershed regulations would not apply. If Stormwater runoff directed North then watersupply watershed requirements would apply.
Floodplains	N/A
Streams	N/A
Other	N/A

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
North	15% of the total site for lots less than 55,000 square feet
South	
East	
West	

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

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.

Economic Development Goal: 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.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

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.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: The Pisgah Church Road/Lees Chapel Road Corridor Study (June 1996) recommended that the subcorridor from Church Street/Wind Road to Scott Road be developed as a mix of single family and multifamily housing.

Other Plans: N/A

STAFF COMMENTS

Planning: This property currently contains a home occupation daycare center. The owners wish to establish a commercial daycare center at this location, i.e. they would operate the

daycare center but not live on the premises. Such a center would be compatible with surrounding single family land uses since the size of the lot would insure that this can only be a small-scale, neighborhood-oriented facility.

Staff feels that this proposal is consistent with the Low Residential land use classification on the Generalized Future Land Use Map of the Comprehensive Plan since it provides a small supportive use for this neighborhood.

GDOT: No additional comments.

Water Resources: No additional comments.

Housing & Community Development: This proposal is compatible with the general character of its surroundings.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.

ADDITIONAL INFORMATION