

**City of Greensboro Planning Department  
Zoning Staff Report  
November 13, 2006 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:** J  
**Location:** 3917 – 3921 Springbrook Drive (south side of Springbrook Drive between South Holden Road and Pinecroft Road)

**Applicant:** E & P Property Holdings LLC  
**Owner:** E & P Property Holdings LLC

**From:** RS-12  
**To:** RS-7

**Conditions:** N/A

<b>SITE INFORMATION</b>	
<b>Maximum Developable Units</b>	6
<b>Net Density</b>	4.65 dwelling units per acre
<b>Existing Land Use</b>	2 single family dwellings & one vacant lot
<b>Acreage</b>	1.29
<b>Physical Characteristics</b>	<i>Topography:</i> Southern slope <i>Vegetation:</i> Mature trees <i>Other:</i> N/A
<b>Overlay Districts</b>	N/A
<b>Historic District/Resources</b>	N/A
<b>Generalized Future Land Use</b>	Low Residential
<b>Other</b>	N/A

<b>SURROUNDING ZONING AND LAND USE</b>		
<b>Location</b>	<b>Land Use</b>	<b>Zoning</b>
<i>North</i>	3 single family dwellings	RS-12
<i>South</i>	Commercial/warehouse	LB
<i>East</i>	Single family dwelling	RS-12
<i>West</i>	Vacant land	RS-12

<b>ZONING HISTORY</b>		
<b>Case #</b>	<b>Year</b>	<b>Request Summary</b>
		These lots have been zoned RS-12 since July 1, 1992. Prior to the implementation of the UDO, they were zoned Residential 120S.

<b>DIFFERENCES BETWEEN RS-12 (EXISTING) AND RS-7 (PROPOSED) ZONING DISTRICTS</b>
<b>RS-12:</b> 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.
<b>RS-7:</b> Primarily intended to accommodate high density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 5.0 units per acre or less.

<b>TRANSPORTATION</b>	
<b>Street Classification</b>	Springbrook Drive – Local Street, Holden Road – Major Thoroughfare.
<b>Site Access</b>	Residential driveways.
<b>Traffic Counts</b>	Holden Road ADT = 17,251
<b>Trip Generation</b>	N/A.
<b>Sidewalks</b>	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.
<b>Transit</b>	No.
<b>Traffic Impact Study</b>	Not required per TIS Ordinance.
<b>Street Connectivity</b>	N/A.
<b>Other</b>	N/A.

<b>ENVIRONMENTAL REVIEW</b>	
<b>Water Supply Watershed</b>	No, site drains to South Buffalo Creek
<b>Floodplains</b>	N/A
<b>Streams</b>	N/A
<b>Other</b>	N/A

<b>LANDSCAPING REQUIREMENTS</b>	
<b>Location</b>	<b>Required Planting Yard Type and Rate</b>
<i>North</i>	N/A
<i>South</i>	N/A
<i>East</i>	N/A
<i>West</i>	N/A

## CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

### Connections 2025 Written Policies:

Reinvestment/Infill Goal: Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

POLICY 4C: Promote new patterns and intensities of use to increase economic competitiveness and enhance quality of life in urban areas.

Housing and Neighborhoods Goal: 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 6A.2: Promote mixed-income neighborhoods.

POLICY 6C: Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

### 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.

Commercial: This designation applies to large concentrations of commercial uses, such as recently constructed major shopping centers and "big box" retail. Such properties may not be expected to undergo redevelopment or a change in use over the plan horizon, and the immediate areas in which they are located may not be suitable for the introduction of mixed uses. While some new commercial centers are anticipated, in general new retail and commercial service uses will be encouraged within more diversified mixed-use centers rather than as stand-alone shopping centers or expanding highway commercial "strips."

## CONFORMITY WITH OTHER PLANS

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

**City Plans:** N/A

**Other Plans:** N/A

## STAFF COMMENTS

**Planning:** The residential zoning has remained very stable in this area over the years.

The subject property consists of three existing lots. One is vacant and the other two contain single family dwellings that have deteriorated.

All the lots on both the north and south sides of Springbrook Drive are 100 feet wide. Approval of this request would allow each of the existing lots to be subdivided.

With regard to building location, RS-12 would require a 30-foot front setback, 10-foot side setbacks and a 30-foot rear setback. RS-7 would require a 25-foot front setback, 5-foot side setbacks and a 20-foot rear setback. RS-12 would allow a maximum building coverage of 30% of the lot while RS-7 would allow a maximum building coverage of 40% of the lot. Both districts would allow a maximum building height of 50 feet.

In terms of the context of this proposal, these lots are located on the edge of the single family neighborhood and the adjacent property to the south is commercially zoned and occupied by a commercial/warehouse building. Although accessed from Springbrook Drive, these lots are just east of a major thoroughfare and immediately adjacent to vacant land to the west.

This request is consistent with the Low Residential land use classification that applies to most of the south side of Springbrook Drive. It is also consistent with the Reinvestment/Infill Goal. The proposal meets Comprehensive Plan policies for promoting mixed-income neighborhoods and promoting the diversification of new housing stock to meet the needs for suitable, affordable housing.

**GDOT:** No additional comments.

**Water Resources:** No additional comments.

**Housing and Community Development:** In order to avoid minimize deterioration of the existing neighborhood character, staff recommends that new single family units on this site be constructed with a setback of no more than 5 feet greater than setback of the existing single family unit on the adjacent lot to the east.

## STAFF RECOMMENDATION

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