

**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: B
Location: 2113 Sheldon Road (west side of Sheldon Road north of Lucas Avenue)
Applicant: Connie M. Comer
Owner: Connie M. Comer
From: RS-12
To: RS-7
Conditions: N/A

SITE INFORMATION	
Maximum Developable Units	2
Net Density	2
Existing Land Use	Undeveloped
Acreage	0.42
Physical Characteristics	<i>Topography:</i> Flat <i>Vegetation:</i> Mature trees in rear of property <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	RS-12
<i>South</i>	Single family dwelling	RS-12
<i>East</i>	Single family dwelling	RS-12
<i>West</i>	Undeveloped land	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 RS-7 (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.

RS-7: 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.

TRANSPORTATION

Street Classification	Sheldon Road – Local Street.
Site Access	Residential driveway.
Traffic Counts	None available.
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	No, site drains to North Buffalo Creek
Floodplains	N/A
Streams	N/A
Other	N/A

LANDSCAPING REQUIREMENTS

Location	Required Planting Yard Type and Rate
<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 4G.1: Promote compact development.

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.

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: N/A

Other Plans: N/A

STAFF COMMENTS

Planning: The following recent rezoning requests have been approved in this area:

- 1) RS-12 to RS-7 for a 7.3-acre parcel west of Morgan Smith Drive and south of Dodson Street. Approved by Zoning Commission August 28, 2003.
- 2) RS-12 to RS-7 for a 2.2-acre parcel on the east side of Parks Street and south and west sides of Dodson Street south of Lucas Avenue. Approved by City Council May 18, 2004 upon an appeal of a Zoning Commission approval.
- 3) LI and RS-12 to RS-9 for a 57.8-acre parcel on the east side of Byers Road between Glenside Drive and the Norfolk-Southern Railway main line. Approved by Zoning Commission July 12, 2004.

- 4) RS-12 to RS-9 for a 19.3-acre parcel on the west side of Byers Road south of Lees Chapel Road and east of Laurel Lee Terrace. Approved by Zoning Commission October 11, 2004.
- 5) RS-12 to RS-7 for a 1.04 acre tract on the west side of Glenside Drive and east side of Sheldon Road north of Lucas Avenue. Approved by Zoning Commission February 14, 2005.
- 6) RS-12 to RS-7 for a 0.41 acre lot on the north side of Lucas Avenue adjacent to the property described in 5) above. Approved by Zoning Commission May 9, 2005.
- 7) RS-12 to RS-7 for a 1.38 acre parcel at the southeast quadrant of Dodson Street and Morgan Smith Drive. Approved by the Zoning Commission July 11, 2005.
- 8) RS-12 to CD-RS-7 (#3396) for a 2.2 acre parcel at the southeast quadrant of Lees Chapel Road and Glenside Drive. Approved by City Council November 15, 2005 upon an appeal of a Zoning Commission denial.

The zoning of CD-RM-8 (#3220) and CD-RM-8 (#3236) for the property at the northeast quadrant of Lees Chapel Road and Watlington Road was approved in 2004. The condition for the entire property is that the gross density shall not exceed 5 units per acre. This development is Jackson's Point and Phase 1 consists of seven lots which front on Lees Chapel Road. Six of the lots range in size from 7,021 square feet to 7,472 square feet.

This request is similar to and consistent with a number of approved rezoning requests that permit 7,000 square-foot lots in this extended area.

This request is consistent with the Low Residential land use classification on the Generalized Future Land Use Map of Connections 2025. It is also consistent with the Housing and Neighborhoods goal as stated above. It meets Comprehensive Plan policies of promoting mixed income neighborhoods, as well as providing a diversification of housing types.

GDOT: No additional comments.

Water Resources: No additional comments.

Housing and Community Development: No additional comments.

STAFF RECOMMENDATION

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