

**City of Greensboro Planning Department
Zoning Staff Report
October 9, 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: F
Location: South of the terminus of Shimer Drive, east of Amberwood Drive and south of Hilltop Road
Applicant: Bonnie C. Kuester
Owner: City of Greensboro
From: County AG
To: City RS-12
Conditions: N/A

SITE INFORMATION	
Maximum Developable Units	N/A
Net Density	N/A
Existing Land Use	Undeveloped
Acreage	29.48
Physical Characteristics	<i>Topography:</i> Rolling <i>Vegetation:</i> Wooded <i>Other:</i> N/A
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	Moderate Residential
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Undeveloped (proposed multi-family housing development)	CD-RM-18
<i>South</i>	Rural Residential, Single Family Residential	Co. AG, CD-PDR
<i>East</i>	Steeplechase Apartments	CD-PDR
<i>West</i>	Rural Residential, Single Family Residential	Co. AG, Co. RS-40

ZONING HISTORY		
Case #	Year	Request Summary
N/A		

DIFFERENCES BETWEEN AG (EXISTING) AND RS-12 (PROPOSED) ZONING DISTRICTS
AG: Primarily intended to accommodate uses of an agricultural nature including farm residences and farm tenant housing. It also accommodates scattered nonfarm residences on large tracts of land. It is not intended for major residential subdivisions.
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.

TRANSPORTATION	
Street Classification	Hilltop Road – Major Thoroughfare, Shimer Road – Local Street.
Site Access	Access is proposed off of Shimer Road. All access points must meet City of Greensboro and/or NCDOT Standards.
Traffic Counts	Hilltop Road ADT = 11,559.
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	Not required.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	Yes, site drains to Lower Randleman Lake Watersupply Watershed WS IV
Floodplains	N/A
Streams	After a stream assessment it was determine that there are two Perennial streams onsite and one intermittent stream. Perennial streams in this Watersupply watershed require a 100' buffer on each side of the stream if high density development is proposed (12%-50% of built upon area). If low density development is proposed (0-12%) perennial streams require a 50' buffer on each side of the stream. Intermittent streams require a 50' buffer on each side of the stream for low density or high density development. No built upon area is allowed in the entire buffer. Randleman rules apply to this site.
Other	If high density development is proposed all the built upon area must drain and get treated by a state approved device (pond or similar)

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

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.

Parks, Open Space, and Natural Resources Goal: Protect and restore Greensboro's irreplaceable scenic and natural resources: its system of parks and greenways, urban and woodland tree canopy, stream corridors and wetlands, and air and water quality.

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:

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

Moderate Residential (6-12 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.

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: This property abuts the primary city limits to the north (a golf course no longer in operation) and to the east (the Steeplechase Apartments and single family detached dwellings in Adams Farm).

It is within the Tier One Growth Area on the Growth Strategy Map in Connections 2025.

The property is currently vacant but is proposed for development of a city community park to include a recreation center, multipurpose athletic fields, walking trails, picnic shelters, playground, dog park, associated infrastructure and other appropriate park amenities identified during the master planning process. It will be accessed from Shimer Drive.

Sewer is currently available since there is an existing 8-inch sewer outfall through the property.

Water is in close proximity and an extension will be required for service. There is an existing 8-inch water line in Midkiff Road at the southeast corner of the property. There will be a 12-inch water line installed in Hilltop Road which will be available in the summer of 2007.

Public parks and public recreation facilities are permitted uses under RS-12 zoning. Such uses are compatible with the Moderate Residential land use classification designated on the Generalized Future Land Use Map of Connections 2025.

GDOT: The NCDOT will begin the Hilltop Road widening project in the fall of 2007. The limits of this project are Adams Farm Parkway to Guilford College Road.

Water Resources: If stream crossings and/or wetland disturbance is proposed please contact State DWQ and US Army Corps of Engineers and obtain all the required certifications prior to any disturbance. According to the City Ordinance street and utility crossings (streams) are allowed as long as all the permits are obtained from the State and Corps of Engineers.

Housing & Community Development: No additional comments.

STAFF RECOMMENDATION

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