

**City of Greensboro Planning Department
Zoning Staff Report and
Plan Amendment Evaluation
October 8, 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: D
Location: 3410-3432 McConnell Road & part of 3440 McConnell Road (south side of McConnell Road between Bridgepoint Road and Youngs Mill Road)
Applicant: David B. Michaels, Redwolf Development Company, LLC
Owner: Tommy L. Teague, John E. Teague, Oscar B. Teague, and John & Kristen Lowe

GFLUM
From: Mixed Use Corporate Park
To: Mixed Use Residential

Zoning
From: County RS-9
To: City RS-9

Conditions: N/A

SITE INFORMATION	
Maximum Developable Units	175
Net Density	Concept plan shows 152 single family lots (3.5/acre)
Existing Land Use	Single family dwelling & undeveloped land
Acreage	43.851
Physical Characteristics	<i>Topography:</i> Flat to gently rolling <i>Vegetation:</i> Partially cleared pastureland & partially forested <i>Other:</i> N/A
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	Mixed Use Corporate Park
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Undeveloped and Single Family Residence	Co. AG
<i>South</i>	Business 85/Interstate 40	Co. AG
<i>East</i>	Church of Christ and Single Family Residences	RS-12/Co. RS-30
<i>West</i>	Single Family Residences	Co. AG

ZONING HISTORY		
Case #	Year	Request Summary

DIFFERENCES BETWEEN COUNTY RS-9 (EXISTING) AND CITY RS-9 (PROPOSED) ZONING DISTRICTS
RS-9: Primarily intended to accommodate moderate to high density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 4.0 units per acre or less.
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TRANSPORTATION	
Street Classification	McConnell Road – Major Thoroughfare.
Site Access	One proposed to McConnell Road. All access points must be designed and constructed to the City of Greensboro and/or NCDOT standards. Right and left lanes will be required on McConnell Road at the access point. Turns lanes must be designed and constructed to the City of Greensboro and/or NCDOT standards.
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 at this time.
Street Connectivity	Street stubs will be required of this development.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	No, site drains to Buffalo Creek
Floodplains	N/A
Streams	Existing blue line pond and blue line stream require a buffer. Perennial streams in non-watersupply watershed areas require a 50ft buffer on each side of the stream measured from top of bank, top of steep slope or edge of contiguous wetlands whichever produces greater buffer. The first 15 ft must remain undisturbed and the next 35 ft has a maximum BUA of 50% with no occupied structures allowed.
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:

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.

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

POLICY 7C: Ensure that city land use policies and regulations allow for an adequate supply of land to accommodate economic development.

Connections 2025 Map Policies:

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

Existing:

Mixed Use Corporate Park: This designation is intended for large tracts of undeveloped land near the City’s fringe that are appropriate for well planned, larger scale business/employment parks with supporting uses such as retail, hotels, and residential. Primary uses such as office, flex office, technology research and development, light manufacturing, distribution, and assembly should be placed in a campus-like or “corporate park” setting with generous, linked open space to maximize value and to promote visual quality and compatibility with the surrounding area. Pedestrian-friendly features such as buildings placed near the street, sidewalks, and trails leading to nearby uses such as retail and housing should be encouraged.

Proposed:

Mixed Use Residential: This designation applies to neighborhoods or districts where the predominant use is residential and where substantial, compatible local-serving nonresidential uses may be introduced. Such use mixes are typically found in older, in-town neighborhoods that accommodate "corner stores" and other local services, as well as in newly developed traditional neighborhood developments (TNDs). This district is also applied in areas suited to a diverse mix of housing types and densities. Ensuring that buildings are of the appropriate scale and intensity is critical.

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

COMPREHENSIVE PLAN AMENDMENT HISTORY		
Case #	Date	Request Summary
N/A	N/A	N/A

APPLICANT STATED REASONS FOR REQUEST

Explain in detail why the change is needed and a justification for such a change:

This site abuts low density single family residential development to the west and can provide a higher density transition for future mixed use proposals further east along McConnell Road. Site already has appropriate zoning for similar residential development and is requesting change in land use designation to reflect this.

Explain in detail the conditions that you think may warrant a Plan Amendment (i.e. unforeseen circumstances or the emergence of new information, unanticipated changes in development pattern, rezonings, transportation improvements, economic opportunities, changes in socioeconomic conditions, etc.):

Recent (County) rezonings in the McConnell Road corridor, east of Bridgepoint Road and north of Business 85/Interstate 40 have been for various residential uses.

COMPREHENSIVE PLAN ANALYSIS

Need for the Proposed Change:

The applicant is proposing a residential development for property located between McConnell Road and I-40/Business 85 that does not correspond to the existing Mixed Use Corporate Park designation and thus a change in designation has been requested. The proposed site is located

along the southern edge of a very large (5,000 plus acres) area on the eastern edge of the city designated for Mixed Use Corporate Park. Further to the west of this site along McConnell Road is the area designated for the future UNCG-NC A&T Gateway Center campus (a proposed Comprehensive Plan Activity Center) and further to the east is the roadway's intersection with Interstate 40/Business 85.

With such a large area designated for future Corporate Park uses it is assumed that not all of this acreage may be used solely for industrial and/or office uses, as nearby residences and various service uses for workers and customers help create the successful "mixed" corporate park environment. Conversely the City must be careful that the approval of numerous "supportive" uses does not adversely affect the ability to facilitate the corporate park uses (industrial and office) that are the primary focus of this area.

Given the proposal's location further away from the main drivers of future corporate park development in this area of Greensboro (existing highway access at McConnell Road and proposed Gateway Center campus to the west), the introduction of residences for future workers is feasible. The proposed designation of Mixed Use Residential speaks to staff's interest in promoting higher residential densities and limited supportive uses to complement future corporate park development.

Effect of the proposed Change on the Need for City Services and Facilities (e.g. roadway level of service, traffic counts, planned road improvements, transit, accidents statistics, and environmental constraints such as; location within a Water Supply Watershed, floodplain, streams):

None

Implications, if any, the Amendment may have for Other Parts of the Plan:

The approval of multiple proposals not directly tied to industrial or corporate park uses could threaten the viability of this area on the eastern border of the city designated for Mixed Use Corporate Park. Individual sites located closest to the existing highway interchanges and the developing UNCG-NC A&T Gateway Center are most appropriate to preserve for Corporate Park uses, with "supportive" uses making some sense further away from these key locations.

Unforeseen Circumstances or the Emergence of New Information (e.g. significant economic opportunity in Tier 2 or 3):

None

PLANNING BOARD COMMENTS

The Planning Board met on September 19, 2007, and made the following comments concerning this request:

- Associated annexation request (supported by Board) based upon assumption of residential development
- Change reflects shift in development trends that could make better sense than existing uses
- Proposal is reasonable but city must be careful to not get away from the overall Corporate Park focus in this area

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 city limits of a previous satellite annexation along a portion of its western side and it is within the Tier One Growth Area on the Growth Strategy Map of the Comprehensive Plan.

Water service is available in McConnell Road where there is a 16-inch line and there is a 66-inch sanitary sewer outfall located to the west of this site, parallel to South Buffalo Creek, to provide sewer service to this property.

At its September 19, 2007 meeting, the Greensboro Planning Board voted unanimously to recommend in favor of the annexation of this property.

The property is presently zoned RS-9 in Guilford County and this proposal simply converts this zoning designation to City zoning.

The applicant's subdivision concept plan shows a cluster development of approximately 152 single family lots with a typical lot size of 6,250 square feet (50' x 125'). The density would be approximately 3.5 units/acre. Access would be via a single road from McConnell Road located along the eastern side of the proposed subdivision. Another entrance would be via an extension of Cedar Park Road along the north side of I-40/85. Street stubs would be provided at the southwestern and northeastern sides of the property. The concept plan shows a 40-foot wide buffer strip adjacent to the interstate.

This request is consistent with the Housing and Neighborhoods Goal and with policies that support compact development and the diversification of new housing stock.

GDOT: No additional comments.

Water Resources: Contact the State Division of Water Quality and the Army Corps of Engineers to obtain appropriate approvals prior to any stream crossing / disturbance or wetlands disturbance.

Channels that carry public water require a properly sized DMUE.

Housing & Community Development: Appropriate buffering to shield residential units from I-40 / Business 85 noise and glare would contribute to long-term quality of life for residents.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval of the Comprehensive Plan Amendment to the Mixed Use Residential land use

classification and approval of the original zoning to RS-9 Residential Single Family primarily due to:

- This request is consistent with the Housing and Neighborhoods Goal.
- The property is already zoned RS-9 by Guilford County.
- This request is consistent with the policy of promoting compact development.
- This request is consistent with the policy of promoting diversification of new housing stock.

ADDITIONAL INFORMATION