



Z-11-07-003

**Planning & Community Development
Zoning Staff Report and Plan Amendment Evaluation**

Zoning Commission Hearing Date: July 11, 2011

GENERAL INFORMATION

APPLICANT City of Greensboro

HEARING TYPE Original zoning

REQUEST **County AG** (Agriculture) and **County LB** (Limited Business) to **City PNR** (Parkland and Natural Resource Areas)

CONDITIONS None

LOCATION **5950-5956 Lake Brandt Road** and **5956 Near Lake Brandt Road**, generally described as east of Lake Brandt Road and north of Trosper Road

PARCEL ID NUMBER(S) **7858316515/7858312546/7858312483**

PUBLIC NOTIFICATION The notification area for this public hearing was 600 feet (Chapter 30-4-1.4 of the Land Development Ordinance requires notification of the owner of that parcel of land and the owners of all parcels of land adjoining and contiguous to that parcel of land as shown on the County tax listing). **16** notices were mailed to those property owners in the mailing area.

TRACT SIZE ~8.94 Acres

TOPOGRAPHY Undulating

VEGETATION Natural vegetation

SITE DATA

Existing Use	Undeveloped	
	Adjacent Zoning	Adjacent Land Uses
N	PNR (Parkland and Natural Resource Areas)	Water pumping station
E	PNR (Parkland and Natural Resource Areas)	Undeveloped
W	PNR (Parkland and Natural Resource Areas)	Lake Brandt
S	County AG (Agriculture)	Single-family dwelling

Zoning History

Case #	Date	Request Summary
		N/A

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (County LB)	Existing (County AG)	Requested (PNR)
Max. Density:	N/A	N/A	N/A
Typical Uses	Primarily intended to accommodate moderate intensity shopping and services close to residential areas. The district is established to provide locations for businesses, which serve nearby neighborhoods. The district is typically located near the intersection of collectors or thoroughfares in areas, which are otherwise developed with residences.	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	Primarily intended to accommodate large size (over 10 acres) public and quasi-public lands such as major regional parks and recreation areas, conservation or natural areas, shore land, urban wilderness areas, and waterfront access areas, open space owned by a governmental or nonprofit (or similar) entity for land conservation, and associated ancillary uses such as operational facilities, recreational facilities designed to accommodate intermittent activities (such as ball fields or amphitheaters), and concessions operating under the purview of the Greensboro Parks and Recreation Department.

**These regulations may not reflect all requirements for all situations; see the City of Greensboro Development Ordinance for all applicable regulations for site requirements for this zoning district.*

SPECIAL INFORMATION

Overlay District Ordinance/Historic Preservation – N/A

Environmental/Soils

Water Supply Watershed	Site drains to Greensboro Watersupply/Watershed Tier 2 – Horsepen Creek subbasin & Tier 3 - Lake Townsend subbasin
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Floodplains <500ft

Streams Stream onsite requires a 100ft buffer - Zone 1 first 30ft undisturbed, Zone 2 next 20ft vegetated zone, Zone 3 next 50ft No BUA allowed.

Other: Tier 2 – No High Density Option, Low Density w/sewer is 2.4% provide scoresheet for Low Density.
 Tier 3 - Max.BUA for High Density w/sewer is 30%,w/o sewer No Option, Low Density w/sewer is 12%, w/o sewer 4% - provide scoresheet for Low Density. All BUA must be treated by a water quality BMP

Utilities

Potable Water N/A

Waste Water N/A

Airport Noise Cone

The subject property is not located in the Airport Noise Cone.

Landscaping Requirements

Not applicable until such time as a development plan is submitted for this site.

Tree Preservation Requirements

Acreage

Requirements

8.94 ac. Not applicable until such time as a development plan is submitted for this site.

Transportation

Street Classification: Lake Brandt Road – Major Thoroughfare.

Site Access: All access(s) must be designed and constructed to the City of Greensboro standards.

Traffic Counts: None available.

Trip Generation: N/A.

Sidewalks: Sidewalks are a requirement of the Development Ordinance. 5' sidewalk with a 5' 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. There is no sidewalk along the frontage of this property nor are there any plans for the City to build sidewalk.

Transit in Vicinity: No transit in the area.

Traffic Impact Study: No, not required per TIS ordinance.
(TIS)

Street Connectivity: N/A.

Other: N/A.

IMPACT ANALYSIS

Land Use Compatibility

The proposed **PNR** (Parkland and Natural Resource Areas) zoning would allow land uses that are compatible with the general character of the area.

Connections 2025 Comprehensive Plan Policies

The Generalized Future Land Use Map (G-FLUM) designates this location as **Major Parks and Open Space**. The requested **PNR** (Parkland and Natural Resource Areas) zoning district is generally consistent with this G-FLUM designation.

Connections 2025 Written Policies

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.

POLICY 9C.3: Ensure that service delivery departments are provided with adequate new resources to serve newly annexed areas.

Connections 2025 Map Policies

Major Parks and Open Space: This designation applies to existing large scale parks and protected open spaces of citywide significance which are expected to remain as open space in perpetuity. Potential future large-scale park acquisitions, as well as smaller neighborhood parks and recreational uses, are shown on the Parks, Open Space, and Natural Resources map.

CONFORMITY WITH OTHER PLANS

City Plans – N/A

Other Plans – N/A

Staff/Agency Comments

Community Development

No additional comments.

Planning

The subject 8.94-acre parcel, which is currently outside the City limits, adjoins other City **PNR** (Parkland and Natural Resource Areas) zoned properties to the north, east and west, and will be combined with the larger parcel if approved.

Approving this request will help 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. It will also help 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.

Staff believes that this request is consistent with the intent and purpose of the zoning code and the Comprehensive Plan (Connections 2025). Staff is also of the opinion that the request is generally compatible with the existing development in the surrounding area.

STAFF RECOMMENDATION

Staff recommends **approval** of the requested **PNR** (Parkland and Natural Resource Areas) zoning district.