



Z-11-07-002

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

Zoning Commission Hearing Date: July 11, 2011

GENERAL INFORMATION

APPLICANT Robert Millican for Griffin Mill, LLC.

HEARING TYPE Original zoning

REQUEST **County CD-RS-12** (Conditional District-Residential Single Family) to **City CD-RM-5** (Conditional District-Residential Multi Family).

CONDITIONS 1. Uses: Limited to a maximum 44 twin homes (22 buildings).

LOCATION **1934 Trosper Road**, generally described as the west side of Trosper Road between Bedstone Drive and Oak Tree Road.

PARCEL ID NUMBER(S) **7858404829**

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). **68** notices were mailed to those property owners in the mailing area.

TRACT SIZE ~17.11 Acres

TOPOGRAPHY Rolling

VEGETATION Heavily wooded

SITE DATA

Existing Use	Undeveloped parcel
Adjacent Zoning	Adjacent Land Uses
N County AG (Agriculture)	Undeveloped parcel
E County AG (Agriculture)	Single-family dwellings and undeveloped parcel
W County AG (Agriculture)	Single-family dwellings and undeveloped parcel
S Country CD-RS-12 (Conditional District-Residential-Single Family)	Single-family dwelling units

Zoning History

Case #	Date	Request Summary
		N/A

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (County CD-RS-12)	Requested (CD-RM-5)
Max. Density:	3 dwelling units/acre	5 dwelling units/acre
Typical Uses	Primarily intended to accommodate moderate density single-family detached dwellings.	Primarily intended to accommodate duplexes, twin homes, townhouses, cluster housing, and similar residential uses.

**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 3, Lake Townsend subbasin
Floodplains	<1000ft
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:	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

Trosper Rd.: Street Yard – minimum width 10'; 2 canopy trees per 100', 17 shrubs per 100'

Adjoining single family Homes: Type C Yard – average width 15'; 2 canopy trees per 100', 3 understory trees per 100', 17 shrubs per 100'

Adjoining vacant land: NA

Parking Lot Landscaping

Requiring landscaping within parking areas is intended to shade and improve the attractiveness of large areas of pavement.

Required Landscaping

Parking lot planting yards must include at least one canopy tree for every 12 parking spaces.

Required canopy tree areas must be located within the parking lot. They may be located in landscape islands, landscape divider medians between rows of parking, or in driveway medians.

Islands or other planting areas for canopy trees must have a minimum area of 200 square feet with a minimum dimension of 7 feet, measured in any direction. Islands or planting areas of less than 200 square feet may not be counted toward satisfying parking lot landscaping requirements.

The landowner may provide required landscape islands or planting areas using one or more of the planting area sizes below. Each parking space must be entirely within the designated distance of a parking lot planting area as specified below:

Table 10–4: Location of Parking Lot Planting Areas		
Size of Parking Lot Planting Area (sq. ft.)	Number of Trees In Planting Area	Max. Distance from Parking Space (feet)
200-499	1	100 (1)
500-899	3	130
(1) Canopy trees installed as part of a required planting yard that abuts the parking lot may be used for up to 50% of the required distance		

Grouping canopy trees within the same landscape island or planting area is strongly encouraged, even if this would decrease the number of islands within the parking lot.

When a parking lot or other vehicular use area abuts a vacant site or a site with the same land use classification as the subject site, a planting yard with a minimum width of 5 feet must be provided between the parking lot/vehicular use area and the abutting (interior) property line. This required planting area must be landscaped with at least 2 understory trees and 18 evergreen shrubs per 100 linear feet.

Trees used to satisfy the planting requirements for parking lot areas may not be counted toward the planting requirements for other required plantings on the site.

**Tree Preservation Requirements
Acreage**

Requirements

17.11 ac. 10% of lot size.

Land Dedications

Land that is dedicated to the City as open space or drainageway that is contiguous to the property being developed may be credited towards meeting a site's tree conservation requirements if the dedicated land contains trees that are a minimum of 4 inches in diameter at breast height. Land contained within dedicated utility easements may not be credited toward TCA requirements.

Transportation

Street Classification: Trospen Road – Collector Street.

Site Access: All access 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 **CD-RM-5** (Conditional District-Residential Multi Family) 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 **Interim Residential**. The requested **CD-RM-5** (Conditional District-Residential Multi Family) zoning district is generally consistent with this G-FLUM designation.

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.

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 6A.2: Promote mixed-income neighborhoods.

Connections 2025 Map Policies

Interim Residential (generally at or above 3 dwelling units per acre): Areas with a mix of all types of residential densities and uses (single family detached, single family attached and multi-family), with some limited local-serving non-residential uses (schools, churches, convenience services). It is assumed that most of the new housing developed in the Water Sewer Service Area would be connected to water and sewer.

CONFORMITY WITH OTHER PLANS

City Plans – N/A

Other Plans – N/A

Staff/Agency Comments**Community Development**

Applicant is strongly encouraged to discuss the proposed annexation, rezoning, and development with surrounding property owners.

Planning

This original zoning request is accompanied by a voluntary annexation petition signed by the property owner. The 17.11-acre parcel is currently undeveloped. The immediate neighborhood is developed with single-family dwelling units. The applicant intends to construct 44 twin homes on the 17.11-acre site.

Staff believes that the proposed request is consistent with the intent and purpose of the Comprehensive Plan policies in that it will encourage and promote mixed-income neighborhoods and also promote the diversification of new housing stock to meet the needs of all 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. It will also provide a development framework for the fringe that will guide sound, sustainable patterns of land use, limit sprawl and provide for efficient provision of public services and facilities as the City expands.

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 compatible with the existing development and trend in the surrounding area especially as the density of the proposed development is approximately the same as the density of the existing developments in the immediate neighborhood.

STAFF RECOMMENDATION

Staff recommends **approval** of the requested **CD-RM-5** (Conditional District-Residential Multi Family) zoning district.