



Z-12-02-004

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

**Zoning Commission Hearing Date: February 13, 2012**

**GENERAL INFORMATION**

**APPLICANT** City of Greensboro for David A. Barnes(Pursuant to utility agreement and voluntary annexation petition).

**HEARING TYPE** Original Zoning

**REQUEST** **County AG** (Agriculture) and **County RS-30** (Residential-Single Family) to City **R-3** (Residential-Single Family).

**CONDITIONS** None

**LOCATION** **5227 Summit Avenue, 5227 Near Summit Avenue and 5227 R1 Summit Avenue**, generally described as the west side of Summit Avenue and north of Hicone Road.

**PARCEL ID NUMBER(S)** **7887157606, 7887155741 and 7887157649**

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

**TRACT SIZE** ~0.45 Acres

**TOPOGRAPHY** Slopes to the west

**VEGETATION** Residential landscaping

**SITE DATA**

<b>Existing Use</b>		Single-family dwelling
	<b>Adjacent Zoning</b>	<b>Adjacent Land Uses</b>
N	CD-RM-12 (Conditional District Residential Multi Family)	Undeveloped
E	County RS-30 (Residential-Single Family)	Single-family dwelling
W	CD-RM-12 (Conditional District Residential Multi Family)	Undeveloped
S	County AG (Agriculture) and County RS-30 (Residential-Single Family)	Single-family dwelling

**Zoning History**

Case #	Date	Request Summary
	N/A	

**ZONING DISTRICT STANDARDS**

**District Summary \***

Zoning District Designation:	Existing (County Ag)	Existing (County RS-30)	Requested (City R-3)
Max. Density:	N/A	1.3 dwelling units per acre	3 dwelling units per acre
Typical Uses	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 low-density single-family detached dwellings on large lots.	Primarily intended to accommodate low density single-family detached residential development.

*\*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 Middle Reedy Fork subasin

Floodplains                      N/A

Streams                            N/A

Other:                              If >1ac of disturbance is to take place, site must meet Phase 2 requirements. Site is grandfathered for existing Built Upon Area (BUA) amount. If Phase 2 requirements are to be met, existing BUA must be treated to the maximum extent practicable.

**Utilities**

Potable Water                  Available

Waste Water                    Available

**Airport Noise Cone**

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

**Landscaping Requirements**

Not applicable

**Tree Preservation Requirements**

**Acreage**

**Requirements**

0.45 ac.      Not Applicable

**Transportation**

Street Classification:      Summit Avenue – Minor Thoroughfare.

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

Traffic Counts:              Summit Avenue ADT = 2,526 (2010, NCDOT)

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 in this area.

Transit in Vicinity:        No.

Traffic Impact Study:      No TIS required per TIS Ordinance.  
(TIS)

Street Connectivity:        N/A.

Other:                         N/A.

**IMPACT ANALYSIS**

**Land Use Compatibility**

The proposed **R-3** (Residential-Single 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 designates this location as **Low Residential (3 to 5 dwelling units per gross acre)** and **Tier One (Current Targeted Growth)**. The requested **R-3** (Residential-Single Family) zoning district is generally consistent with this GFLUM designation.

**Connections 2025 Written Policies**

**Land Use, Goal 4.3 – Growth at the Fringe:** 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.

**Community Facilities, Services, and Infrastructure, Goal 9:** 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 9A:** Proactively target infrastructure (water/sewer) extensions to support desired land use patterns.

**Connections 2025 Map Policies**

**Low Residential (3 to 5 dwelling units per gross 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.

**Tier One (Current Targeted Growth):** Where growth can best be accommodated over the next ten years. Within these areas growth pressures are already emerging, infrastructure extensions are already being made or planned, and City costs to make such extension are lowest.

**CONFORMITY WITH OTHER PLANS**

**City Plans – N/A**

**Other Plans– N/A**

**Staff/Agency Comments****Community Development**

No additional comments.

**Planning**

This original zoning request is being initiated by the City of Greensboro pursuant to a utility agreement and voluntary annexation petition signed by the property owner.

This 0.45-acre subject site adjoins the City limits to the north and west is and is currently developed with a single-family residential unit. Adjacent zoning districts include City CD-RM-12 (Conditional District Residential Multi Family) to the north and west, County AG (Agriculture) and County RS-30 (Residential-Single Family) to the south and County RS-30 (Residential-Single Family) to the east.

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 promote a diverse mix of housing types, and densities in the general area which will 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.

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 **City R-3** (Residential-Single Family) zoning district.