



Z-12-08-001
Planning & Community Development
Zoning Staff Report and Plan Amendment Evaluation

Zoning Commission Hearing Date: August 13, 2012

GENERAL INFORMATION

APPLICANT Jesus T. Borjas and Ramos Tovar

HEARING TYPE Original zoning

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

CONDITIONS None

LOCATION **5815 Carla Lane**, generally described as east of US Highway 29 North and south of Carla Lane.

PARCEL ID NUMBER(S) **7887892384**

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

TRACT SIZE ~0.69 Acres

TOPOGRAPHY Slopes to the southeast

VEGETATION Residential

SITE DATA

Existing Use	Single-family dwelling
Adjacent Zoning	Adjacent Land Uses
N County RS-30 (Residential-Single Family)	Single-family dwelling
E County RS-30 (Residential-Single Family)	Single-family dwelling
W County AG (Agriculture)	Single-family dwelling
S County RS-30 (Residential-Single Family)	Single-family dwelling

Zoning History

Case #	Date	Request Summary
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N/A

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (County RS-30)	Requested (City R-3)
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Max. Density: 1.3 dwelling units per acre less. 3.0 dwelling units per acre or less.

Typical Uses	Primarily intended to accommodate low-density single-family detached dwellings on large lots.	Primarily intended to accommodate low density single-family detached residential development.
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**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 Creek, non watersupply watershed

Floodplains N/A

Streams N/A

Other: If >1ac is disturbed site must meet Phase 2 requirements. If Jordan new development rules apply, >0.5 disturbed, site must meet Nitrogen and Phosphorus reduction requirements.

Utilities (Availability and Capacity)

Potable Water Water is available with capacity in line with request but will require an extension.

Waste Water Sewer is available with capacity in line with request but will require an extension.

Airport Overlay District

The subject property is not located within the Airport Overlay District.

Landscaping Requirements

Single Family uses are exempt from Landscaping requirements.

Tree Preservation Requirements Acreage Requirements

0.69 ac. Single Family uses are exempt from Tree Conservation requirements.

Transportation

Street Classification: Carla Lane – Local street.

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. Sidewalk does not exist along the frontage of this property.

Transit in Vicinity: No.

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

Street Connectivity: N/A.

Other: N/A.

IMPACT/POLICY ANALYSIS

Land Use Compatibility

The proposed **City 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 (GFLUM) designates this location as **Industrial/Corporate Park**. Although the requested **City R-3 (Residential-Single Family)** zoning district is generally inconsistent with this GFLUM designation, however per City Council adopted policy, a GFLUM amendment is not required for a zoning request that does not involve a significant physical change resulting in new or expanded structures. The subject site is also located within **Growth Tier One: 2007-2013 (Current Growth Area)**.

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.

Policy 4F - Initiate a fringe area growth management framework comprising the following elements:

- Creating a Fringe Area Land Use Plan;
- Establishing a “tiered” approach that designates growth areas for staged development;
- Defining specific criteria for water and sewer extensions and annexations;
- Initiating designation of the fringe as Greensboro's extraterritorial jurisdiction; and
- Establishing a proactive plan to provide infrastructure in advance of development.

Housing and Neighborhoods, Goal 6: 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 6B - Implement an expanded program to maintain the City's housing stock, eliminate substandard housing, and meet needs for affordable housing.

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

Connections 2025 Map Policies

Industrial/Corporate Park: This designation applies to areas where present or anticipated uses include both light and heavy industrial uses, such as manufacturing, assembly, and fabrication; wholesaling and distribution; and corporate office and technology parks, which may be introduced to replace older heavy industrial uses. Although new residential development is discouraged in areas designated for this land use category, pre-existing residential uses may be present in or adjacent to these areas. As established industrial areas redevelop, such residential, institutional, or similar uses should be protected from adverse impacts (heavy truck traffic, significant outside storage, factors such as noise, dust, and glare, etc.) through performance-based standards, buffers, and proper separation from noxious uses.

Growth Tier One: 2007-2013 (Current Growth Area): Where infrastructure systems are in place, can be economically provided and/or will be proactively extended and where continued annexation and consolidation of the City's development pattern shall be encouraged over the next six years.

CONFORMITY WITH OTHER PLANS

City Plans – N/A

Community Development

No additional comments.

STAFF ANALYSIS AND RECOMMENDATION

Staff Analysis

This original zoning request is associated with a utility agreement and voluntary annexation petition signed by the property owner.

The subject property consists of a single-family dwelling on a 0.69 acre parcel. The contiguous properties located to the north, east, and south are outside the City limits and are zoned County RS-30 (Residential-Single Family) with the property located to the west also outside the City limits and zoned County AG (Agriculture). The subject site adjoins the City limits at the northwestern corner.

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.

Staff finds this original zoning request consistent with the applicable provisions of the Comprehensive Plan, the Zoning Ordinance and the development pattern of the surrounding area.

Staff Recommendation

Staff recommends **approval** of the requested **City R-3** (Residential-Single Family) zoning district.