



**Z-12-10-005**  
**Planning & Community Development**  
**Zoning Staff Report and Plan Amendment Evaluation**

**Zoning Commission Hearing Date: October 8, 2012**

**GENERAL INFORMATION**

**APPLICANT** City of Greensboro for David and Pamela Callahan

**HEARING TYPE** Original zoning

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

**CONDITIONS** None

**LOCATION** **4323 Burlington Road**, generally described as the north side of Burlington Road and east of Flemingfield Road.

**PARCEL ID NUMBER(S)** **7895114823**

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

**TRACT SIZE** ~0.78 Acres

**TOPOGRAPHY** Slopes to the north

**VEGETATION** Residential

**SITE DATA**

<b>Existing Use</b>	Single-family dwelling	
	<b>Adjacent Zoning</b>	<b>Adjacent Land Uses</b>
N	County AG (Agriculture)	Undeveloped
E	County RS-30 (Residential-Single Family)	Single-family dwelling
W	County RS-30 (Residential-Single Family)	Undeveloped
S	County RS-30 (Residential-Single Family)	Undeveloped NCDOT Parcel

**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)
Max. Density:	1.3 units per acre or less	3 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.

*\*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 South Buffalo Creek

Floodplains                     N/A

Streams                         N/A

Other:                         Existing Built Upon Area is grandfathered. If >1acres is disturbed, site must meet Phase 2 requirements. New BUA must drain to a state approved water quality BMP and any existing BUA that drains to the BMP must be treated to the maximum extent practicable. 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 and capacity is in line with request

Waste Water     Sewer is not available as fronting the property and would require an estimated 5,000+/- foot sewer outfall extension to NCDWQ/COG standards at the owner's expense. A feasibility for the sewer can be obtained through Kenny Treadway #336-373-2055.

**Airport Overlay District**

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

**Landscaping Requirements**

Not Applicable

**Tree Preservation Requirements**

**Acreage Requirements**

Not Applicable

**Transportation**

Street Classification: Burlington Road – Major Thoroughfare.

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

Traffic Counts: Burlington Road ADT = 25,000 (2011, 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. 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 **Mixed Use Commercial**. The requested **City R-3** (Residential-Single Family) zoning district is generally consistent with this GFLUM designation. The Growth Strategy Map designates this location as **Growth Tier 2, Intermediate Growth Area (2013 to 2019)**.

**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:

- A Fringe Area Land Use Plan;
- A “tiered” approach that designates growth areas for staged development, annexation, and extension of public facilities;
- Specific criteria for water and sewer extensions and annexations;
- Designation of the fringe as Greensboro's extraterritorial jurisdiction; and
- A proactive plan to provide infrastructure in advance of development, consistent with the growth “tiers” and Fringe Area Land Use Plan.

**Transportation, Goal 8:** Develop and maintain a safe, efficient, and environmentally sound transportation system that provides convenient choices for accessing destinations throughout Greensboro and the Triad, including a range of well-integrated transit, pedestrian, and bicycle linkages.

**Policy 8A** - Maintain a roadway network that safely and efficiently accommodates vehicular traffic while supporting other community objectives defined in the Comprehensive Plan.

**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**

**Mixed Use Commercial:** This designation is intended to promote a mix of uses, of which various commercial uses remain predominant, but where residential, service, and other uses are complementary. Where applied to older highway corridors characterized by “strip” commercial uses, the intent is to encourage infill and redevelopment for a more diverse and attractive mix of uses over time. Examples include residential units over commercial uses or a wider array of economically viable uses to replace obsolete uses. Such areas also may represent opportunities for the introduction of substantial higher density and/or mixed-income housing, with negligible impacts on, or resistance from, nearby single-family neighborhoods. Ensuring that buildings are of the appropriate scale and intensity is critical, as is ensuring that sites are designed in a coordinated, as opposed to a lot-by-lot, manner. New “strip” commercial development is discouraged.

**Growth Tier 2, Intermediate Growth Area (2013 to 2019):** Where growth, annexation, and the extension of public facilities is anticipated in 6 to 12 years, and where premature, fragmented, leapfrog, or inefficient development shall be discouraged by the City and County.

## **CONFORMITY WITH OTHER PLANS**

### **City Plans**

#### ***Consolidated Plan 2010-2014: Plan for a Resilient Community***

**Principle 1)** Provide More Transportation Choices:

**Goal A)** Promote transportation and development patterns and types that contribute to decreased household transportation costs.

**Principle 2)** Promote Equitable, Affordable Housing:

**Goal C)** Improve the resource-efficiency of both new construction and existing housing stock.

**Principle 6)** Value Communities and Neighborhoods:

**Goal A)** Promote coordinated transportation and land use decisions for broader livability throughout Greensboro.

**Principle 7)** Recognize The Environment as a Critical Element of Community Sustainability:

**Goal A)** Promote more efficient land development patterns.

### **Community Development**

Applicant is strongly encouraged to discuss this proposed rezoning with owners of adjacent properties.

## **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. Under the City's current water and sewer policy, adopted April, 2012, any property connecting to the City's water or sewer facilities must be annexed into the City.

The subject property consists of a single-family dwelling on a 0.78 acre parcel. The contiguous properties located to the east, west and south are outside the City limits and are zoned County RS-30 (Residential-Single Family) with the property located to the north also outside the City limits and zoned County AG (Agriculture).

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.