



Z-12-12-002
Planning & Community Development
Zoning Staff Report and Plan Amendment Evaluation

Zoning Commission Hearing Date: December 10, 2012

GENERAL INFORMATION

APPLICANT Henry Isaacson for 7 CCC, LLC.

HEARING TYPE Original zoning

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

CONDITIONS 1. Uses: A maximum of 38 single-family detached dwellings.

LOCATION South of Trospen Road, north of Air Harbor Road and east of Oak Tree Road.

PARCEL ID NUMBER(S) **7857596306, 7857597495, 7857599474, 7857690478, 7857690680 and 7857691721.**

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

TRACT SIZE ~20.6 Acres

TOPOGRAPHY Undulating

VEGETATION Heavily wooded

SITE DATA

Existing Use	Undeveloped
Adjacent Zoning	Adjacent Land Uses
N County CD-RS-12 (Conditional District-Residential Single Family)	Single-family dwellings
E County RS-40 (Residential Single Family)	Single-family dwellings

W County CD-RS-12 (Conditional District- Residential Single Family) Single-family dwellings

S PI (Public and Institutional) Police training facility

Zoning History

Case # Date Request Summary

N/A

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation: Existing (County CD-RS-12) Requested (City CD-R-5)

Max. Density: 3.0 units per acre or less. 5.0 units per acre or less.

Typical Uses Primarily intended to accommodate moderate density single-family detached dwellings in developments where public water and sewer service is required Primarily intended to accommodate low-density single-family detached residential developments.

**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, Watershed Critical Areas Tier 3 & Tier 4, Lake Townsend

Floodplains N/A

Streams Perennial streams in watersupply watershed High Density development require a 100ft stream buffer measured from top of bank. Sheetflow must be achieved prior to entering Zone 2 of stream buffer. First 50ft is required for Jordan Stream Buffer

Other: Tier 3 High Density development with sewer is 30% Built Upon Area, Low Density is 12%. Tier 4 High Density development with sewer is 40% Built Upon Area, Tier 4 Low Density development is 24% with sewer. Site must meet current watershed requirements.

Utilities (Availability and Capacity)

Potable Water Water is available and capacity is in line with the request but will need to be extended per COG feasibility for 1949 Trospen Road (2012)

Sewer Sewer is available and capacity is in line with the request but will need to be extended per COG feasibility for 1949 Trospen Road (2012)

Airport Overlay District

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

Landscaping Requirements

Not Applicable – Single Family Exemption

Tree Preservation Requirements

Acreage Requirements

20.6 ac Not Applicable – Single Family Exemption

Transportation

Street Classification: Trospen Road – Local Street.
Bedstone Drive – Local Street.

Site Access: All access(es) 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 exist along the Trospen Road 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 CD-R-5** (Conditional District-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 **Interim Residential (generally at or above 3 dwelling units per acre)**. The requested **City CD-R-5** (Conditional District-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 – 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.

Community Character, Goal 5.1 – Parks, Open Space, and Natural Resources: 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.

Policy 5B - Expand regulatory and incentive provisions to protect natural resources.

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

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

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.

Growth Tier 2, Intermediate Growth Area (2013 – 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. Annexations will be discouraged until the full complement of City services can be efficiently provided, which is currently projected beyond the 6-year horizon.

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 A) Increase opportunities for choices in housing location, unit type and level of accessibility.

Goal E) Decrease barriers to accessing housing and reduce/eliminate discrimination in housing choice.

Principle 4) Support Existing Communities:

Goal A) Provide planning services to Greensboro communities for redevelopment, neighborhood, corridor, and area plans.

Principle 6) Value Communities and Neighborhoods:

Goal F) Eliminate the persistence of vacant housing, trash, and environmental hazards in neighborhoods – preserving quality and livability.

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

Goal A) Promote more efficient land development patterns.

Goal D) Address the issue of environmental justice in the location of new facilities, new residential development, etc.

Community Development

Applicant is strongly encouraged to discuss this proposed original zoning and development with owners of adjacent properties.

STAFF ANALYSIS AND RECOMMENDATION

Staff Analysis

This original zoning request is associated with a voluntary annexation petition signed by the property owner. This 20.60-acre property is generally located south of Trosper Road, north of Air Harbor Road and east of Oak Tree Road. This site is currently undeveloped and outside the City limits and will be annexed into the city upon final approval by the City Council.

The applicant proposes to develop the site with a maximum of 38 single-family detached dwellings. The immediate area is developed with low-moderate density single-family detached dwellings.

This rezoning request, if approved will help provide a diverse mix of housing types and densities in the general area without impacting the overall mix of uses found in this vicinity. It will also help meet the needs of present and future Greensboro citizens for a choice of decent and affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

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

Staff Recommendation

Staff recommends **approval** of the requested **City CD-R-5** (Conditional District-Residential Single Family) zoning district.