



Z-13-05-004
Planning & Community Development
Zoning Staff Report and Plan Amendment Evaluation

Zoning Commission Hearing Date: May 13, 2013

GENERAL INFORMATION

APPLICANT

David B. Michaels, Redwolf Development Company, LLC for Nancy B. Napier and Salem Presbytery Corporation

HEARING TYPE

Original zoning

REQUEST

County AG (Agriculture) to **City R-3** (Residential Single-family)

CONDITIONS

None

LOCATION

West side of North Church Street and north of Hannah McKenzie Drive.

PARCEL ID NUMBER(S)

7867662446 and 7867666582

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

TRACT SIZE

~20.42 Acres

TOPOGRAPHY

Undulating

VEGETATION

Heavily wooded

SITE DATA

Existing Use

Undeveloped

Adjacent Zoning

Adjacent Land Uses

N County AG (Agriculture)

Single-family dwellings

E R-3 (Residential Single Family)

Single-family dwellings

W PUD (Planned Unit Development)

Single-family dwellings and Lake Jeanette

S R-3 (Residential Single Family) and CD- Single-family dwellings
R-3 (Residential Single Family)

Zoning History

Case #	Date	Request Summary
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N/A, not currently in City limits

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (County AG)	Requested (City R-3)
Max. Density:	N/A	3.0 units per acre or less.
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. The district is established for the following purposes: (A) To preserve the use of land for agricultural, forest, and open space purposes until urban development is enabled by the extension of essential urban services; (B) To provide for the orderly transition to urban uses by preventing premature conversion of farmland; (C) To discourage any use that would create premature or extraordinary public infrastructure and service demands; and (D) To discourage scattered commercial and industrial land uses.	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, Lake Townsend

- Floodplains <50 ft from property line
- Streams Possible water features onsite that need to be identified. Perennial streams in watersupply watershed High Density development require a 100ft stream buffer measured from top of bank. Intermittent streams require a 50ft stream buffer. Diffused flow must be achieved prior to entering Zone 2 of stream buffer. First 50ft is required for Jordan Stream Buffer. See LDO Table 12-5 for stream buffer allowances and restrictions.
- Other: Tier 3 High Density development with sewer is 30% Built Upon Area, Low Density is 12%. Site must meet current watershed requirements. Water quality must be addressed and any BUA must be treated by a State approved water quality device.

Utilities (Availability and Capacity)

Potable Water Water is available and capacity is in line with the request

Sewer Sewer is available and capacity is in line with the request but will need to be extended (approximately 2,500+/- feet) per COG feasibility call Kenny Treadway @ 336-373-2897 with questions on feasibility.

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

20.42 ac Not Applicable – Single Family Exemption

Transportation

Street Classification: N. Church Street – Major Thoroughfare.
Hannah McKenzie Drive – Local Street.

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

Traffic Counts: N. Church Street ADT – 9,800 (NCDOT, 2011)

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: (TIS)	No, TIS not required per TIS Ordinance.
Street Connectivity:	N/A.
Other:	N/A.

IMPACT/POLICY ANALYSIS

Land Use Compatibility

The proposed **City R-3 (Residential Single Family, 3 du/ac)** 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 **Low Residential (3-5 d.u./acre)**. The requested **City R-3 (Residential Single Family, 3 du/ac)** zoning district is generally consistent with this GFLUM designation. The Growth Strategy Map designates this location as **Growth Tier 3, Long-Term Growth Area (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.

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

Low Residential (3-5 d.u./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.

Growth Tier 3, Long-Term Growth Area (2019+): Where growth, annexation, and the extension of public facilities is anticipated beyond 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 12-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 20.42-acre property is generally located west of North Church Street and north of Hannah McKenzie Drive. This site is currently undeveloped and outside the City limits and will be annexed into the city upon final approval by the City Council. Property to the north is zoned County AG (undeveloped), properties to the east are zoned R-3 (single family dwellings), properties to the south are zoned R-3 and CD-R-3 (single family dwellings), and properties to the west are zoned PUD (single family residences and Lake Jeanette).

The applicant proposes to develop the site with single-family detached dwellings of similar scale and intensity as those to the south and east of the site. The immediate area is developed primarily with low density single-family detached dwellings.

This original zoning request is consistent with the Comprehensive Plan's Growth at the Fringe Goal to 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. This request, if approved, 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 R-3** (Conditional District-Residential Single Family) zoning district.