



Z-13-06-009

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

Zoning Commission Hearing Date: June 10, 2013

GENERAL INFORMATION

APPLICANT RAM Homes, Inc.

HEARING TYPE Original Zoning

REQUEST **County CU-RS-12** (Conditional Use-Residential Single-family) to **City R-5** (Residential Single-family)

CONDITIONS N/A

LOCATION **6116 Bedstone Drive**, generally described as south of Trooper Road and east of Bedstone Drive.

PARCEL ID NUMBER(S) **7858505431**

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

TRACT SIZE ~0.24 Acres

TOPOGRAPHY Slopes to the southeast in rear of subject property

VEGETATION None

SITE DATA

Existing Use	Single-family dwelling
Adjacent Zoning	Adjacent Land Uses
N County CU-RS-12(Conditional Use - Residential Single-family)	Single-family dwelling
E CU-RS-12 (Conditional Use-Residential Single-family)	Undeveloped
W CU-RS-12 (Conditional Use-Residential Single-family)	Single-family dwelling
S CU-RS-12 (Conditional Use-Residential Single-family)	Single-family dwelling

Zoning History

Case #	Date	Request Summary
N/A	N/A	<p>Not currently in the City limits</p> <p>*County Zoning Conditions include: The uses permitted include all uses permitted in the RS-12 District; however, development is currently limited to a sketch plan approved by the Guilford County Technical Review Committee.</p>

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (County CU-RS-12)	Requested (City R-5)
Max. Density:	3.0 units per acre	5.0 units per acre
Typical Uses	Primarily intended to accommodate moderate density single-family detached dwellings in suburban or urban areas at a maximum overall density of 3.0 units per acre.	Primarily intended to accommodate low-density single-family detached residential developments. The overall gross density is typically 5.0 units per acre.

**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 WSIII, Tier 3
Floodplains	<2000ft
Streams	Stream onsite for subdivision and requires a 100ft buffer - Zone 1 first 30ft undisturbed, Zone 2 next 20ft vegetated zone, Zone 3 No BUA.
Other:	Site must be consistent with the current approved County plan. If development changes, site must comply with current Watersupply Watershep requirements.

Utilities

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

Waste Water Sewer is available and capacity is in line with request

Airport Noise Cone

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

Landscaping Requirements

Not applicable – Single Family exemption.

Tree Preservation Requirements

Acreage

Requirements

.24 ac. Not applicable – Single Family exemption.

Transportation

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

Site Access: All access 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 ANALYSIS

Land Use Compatibility

The proposed **R-5 (Residential Single Family, 5 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 **Interim Residential**. The requested **R-5 (Residential Single Family, 5 du/ac)** zoning district is generally consistent with this GFLUM designation. The Growth Strategy Map designates the subject site as being within **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.

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.

Goal B: Improve access to destinations, especially via alternate modes (public transit, walking, and bicycling); including the critical first and last miles of journeys.

Goal C: Improve the safety of transportation systems and facilities, especially for vulnerable transportation users (children, seniors, handicapped adults, pedestrians, bicyclists).

Principle 2 – Promote Equitable, Affordable Housing:

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

B) Increase housing affordability through a combination of housing assistance and reduction in overall housing related costs through efficiency factors such as: proximity to jobs, transportation, or services; energy efficiency and resource conservation standards; or reduction in housing access barriers.

Principle 6 – Value Communities and Neighborhoods:

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

Goal C: Promote Healthy Lifestyles and Complete, Livable Neighborhoods.

Other Plans – N/A

n/a

STAFF/AGENCY COMMENTS

Community Development

Applicant is strongly encouraged to discuss the proposed annexation, original zoning, and development with owners of surrounding properties.

Planning

This original zoning request is associated with a utility agreement and voluntary annexation petition signed by the developer. As part of this annexation process an original City zoning designation must be applied. The subject subdivision that contains this lot adjoins the City limits just south of the primary entrance to Bedstone Drive.

The subject property consists of a single-family dwelling on a 0.24 acre parcel. The contiguous properties located to the north, east, and south are outside the City limits and are also zoned County CU-RS-12 (Residential-Single Family). Since the existing lots in this subdivision are smaller than 12,000 square feet, using the cluster provisions under County zoning, the R-5 zoning district is the closest equivalent zoning district in the City.

Approving this request will address the Comprehensive Plan's goal to 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. This request will also 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-5** (Residential Single-family) zoning district.