



Z-14-02-003

**Planning Department
Zoning Staff Report and Plan Amendment Evaluation**

Zoning Commission Hearing Date: February 10, 2014

GENERAL INFORMATION

APPLICANT Codella R. Phipps

HEARING TYPE Original Zoning

REQUEST County RS-40 (Residential Single-Family) to City R-3 (Residential Single-Family)

CONDITIONS N/A

LOCATION 1705 Youngs Mill Road, generally described as east of Youngs Mill Road and south of Sharon Donna Drive.

PARCEL ID NUMBER(S) 7893354032

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

TRACT SIZE ~0.46 Acres

TOPOGRAPHY Undulating

VEGETATION Residential

SITE DATA

Existing Use	Single-family dwelling
Adjacent Zoning	Adjacent Land Uses
N County Agriculture	Undeveloped
E County Agriculture	Single-family dwelling
W County RS-40 (Residential Single-family)	Undeveloped
S County Agriculture/County RS-20	Single family dwellings

Zoning History

Case #	Date	Request Summary
N/A	N/A	Not currently in the City limits.

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (County RS-40)	Requested (City R-3)
Max. Density:	A maximum of 1.0 units per acre or less.	A maximum of 3.0 units per acre or less.
Typical Uses	Primarily intended to accommodate single-family detached dwellings on large lots in areas without access to public water and wastewater services.	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 Burlington Watersupply Watershed WS-IV, Lake MacIntosh Little Alamance sub-basin

Floodplains >2000ft

Streams N/A

Other: Site must comply with current Watersupply Watershed requirements. Water Quality & water quantity must be addressed. If site is to remain single family residential no water quality is required.

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

Tree Preservation Requirements

Acreage

Requirements

.46 ac

Not applicable

Transportation

Street Classification: Youngs Mill Road – Major Thoroughfare.
Sharon Donna Drive – Local Street.

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

Traffic Counts: Youngs Mill Road ADT– 1,900 (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: No.
(TIS)

Street Connectivity: N/A.

Other: N/A.

IMPACT ANALYSIS

Land Use Compatibility

The proposed **R-3 (Residential Single-Family 3)** 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) and Moderate Residential (5-12 d.u./acre)**. The requested **R-3 (Residential Single-Family 3)** zoning district is generally consistent with these GFLUM designations. The Growth Strategy Map designates the subject site as being within **Growth Tier 1, Current 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:

- Creation of a Fringe Area Land Use Plan in coordination with Guilford County;
- Establishing a “tiered” approach that designates growth areas for staged development, annexation, and extension of public facilities;
- 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 (water, sewer, and roads) in advance of development.

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

Policy 9B - Proactively plan for the provision of sufficient capacity to meet the City's future infrastructure needs.

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.

Moderate Residential (5-12 d.u./acre): This category accommodates housing types ranging from small-lot, single-family detached and attached single-family dwellings such as townhomes to moderate density, low-rise apartment dwellings.

Growth Tier 1, Current Growth Area (2013 – 2019): 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

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.

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.

Other Plans

n/a

STAFF/AGENCY COMMENTS

Community Development

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

Planning

This original zoning request is associated with a utility agreement and voluntary annexation petition signed by the owner. Under the City's current water and sewer policy, adopted April 2013, 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 0.46 acre parcel. The contiguous properties located to the north, east, and south are outside the City limits and are zoned County Agriculture, County RS-40, and County RS-20 (Residential-Single Family and vacant property).

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.