



# Z-15-01-003

## City of Greensboro Planning Department Zoning Staff Report and Plan Amendment Evaluation

Zoning Commission Hearing Date: January 12, 2015

### GENERAL INFORMATION

<b>APPLICANT</b>	City of Greensboro
<b>HEARING TYPE</b>	Original Zoning
<b>REQUEST</b>	<b>County AG</b> (Agricultural) to <b>City R-5</b> (Residential Single-Family)
<b>CONDITIONS</b>	N/A
<b>LOCATION</b>	<b>East Cone Road and Nealtown Road Extension</b>
<b>PARCEL ID NUMBER(S)</b>	<b>Right of Way</b>
<b>PUBLIC NOTIFICATION</b>	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). <b>30</b> notices were mailed to those property owners in the mailing area.
<b>TRACT SIZE</b>	~12.41 acres
<b>TOPOGRAPHY</b>	Primarily flat
<b>VEGETATION</b>	None

### SITE DATA

<b>Existing Use</b>	Undeveloped
<b>Adjacent Zoning</b>	<b>Adjacent Land Uses</b>
N County RS-30 (Residential Single-Family)	Single family dwellings and vacant property
E County AG (Agricultural)	Single family dwellings and vacant property
W City R-3 (Residential Single-Family)	Single family dwellings
S County RS-30 (Residential Single-Family)	Single family dwellings and vacant property

**Zoning History**

Case #	Date	Request Summary
N/A	N/A	The subject property is not currently located in the City limits.

**ZONING DISTRICT STANDARDS**

**District Summary \***

Zoning District Designation:	Existing (County AG)	Requested (City R-5)
Max. Density:	N/A	The overall gross density in R-5 will typically be 5.0 units per acre or less.
Typical Uses	Primarily intended to accommodate uses of an agricultural nature, including farm residences and farm tenant housing.	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 - Site drains to South Buffalo Creek**

Water Supply Watershed Site drains to North Buffalo Creek, non-watersupply watershed

Floodplains Onsite, A Floodplain Development Permit is required for any disturbance within the FEMA 1% Special Flood Hazard Area

Streams 50ft stream buffer required, measured from top of bank each side of stream. See LDO Chp. 30-12-3.9 table 12-5 for stream buffer disturbance allowances and restrictions.

Other: If >1acre is to be disturbed and BUA is increased, site must meet Phase 2 requirements. Quantity & Quality must be addressed, treat new BUA and any existing BUA that drains to the State approved Water Quality BMP.

**Utilities**

Potable Water Water and Sewer will need to be extended (by the developer) to serve this site. Contact Kenny Treadway 336-373-2055.

Waste Water

**Airport Noise Cone**

n/a

**Landscaping Requirements**

Not Applicable

**Tree Preservation Requirements  
Acreage**

**Requirements**

Not  
Applicable

Not Applicable

**Transportation**

- Street Classification: E Cone Boulevard – Major Thoroughfare.  
Nealtown Road– Minor Thoroughfare.  
Brame Road – Local Street.  
White Elder Road – Local Street.
- Site Access: All access(s) 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 a portion of the frontage of this property.
- Transit in Vicinity: Yes, GTA Route 6 (Summit Avenue) is within 0.23 mi of subject site, along Cone Boulevard.
- Traffic Impact Study: No TIS required per TIS Ordinance.  
(TIS)
- Street Connectivity: N/A.
- Other: This site is part of the Cone Boulevard / Nealtown Road Extension project. Construction is scheduled to begin in Summer of 2015 and to be completed by Summer of 2017.

**IMPACT ANALYSIS**

**Land Use Compatibility**

The proposed **R-5 (Residential Single Family 5)** original 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 designates this location as **Moderate Residential**. The requested **R-5 (Residential Single Family 5)** original zoning district is generally consistent with the **Moderate Residential** GFLUM designation. The GFLUM also designates this location as being partially within the **Pyramids Village Activity Center**. The Growth Strategy Map identifies the subject site as being located 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, including: a Fringe Area Land Use Plan; a “tiered” approach that designates growth areas for staged development; specific criteria for water and sewer extensions and annexations; of the fringe as Greensboro's extraterritorial jurisdiction; and a proactive plan to provide infrastructure.

**Community Character, Goal 5.2 - Man-Made Environment:** Preserve and enhance the character and visual quality of Greensboro’s built environment, including historic resources, private developments, and public landscapes.

**Policy 5F -** Implement and improve design standards governing the appearance of development from public roadways.

**Economic Development, Goal 7:** Promote a healthy, diversified economy with a strong tax base and opportunities for employment, entrepreneurship and for-profit and non-profit economic development for all segments of the community, including under-served areas such as East Greensboro.

**Policy 7C -** Ensure that city land use policies and regulations allow for an adequate supply of land to accommodate economic development.

**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 [see also Land Use Policy 4F].

**Policy 9B:** Proactively plan for the provision of sufficient capacity to meet the City’s future infrastructure needs.

**Connections 2025 Map Policies**

**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.

**Activity Center** – Activity Centers are existing or anticipated future concentrations of uses that function as destinations or hubs of activity for the surrounding area. Typically located in areas of mixed use shown on the Generalized Future Land Use Map, such centers are intended to include features such as a mix of higher intensity uses (housing, retail, office, etc.), compact development patterns, and pedestrian and transit linkages. A one-half mile radius (considered the limit of a comfortable walk) is shown around each activity center except for the Downtown, which functions as an activity center for the entire City. It should be noted that the locations shown on the Generalized Future Land Use Map are conceptual and do not preclude the development of Activity Centers in other locations where they would support the goals and policies of the Comprehensive Plan.

## **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.

##### **Principle 3) Enhance Economic Competitiveness:**

**Goal E)** Focus on energy efficiency as an economic generator for small business development.

**Goal F)** Provide opportunities for job training, mentoring, education and job creation.

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

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

**Goal E)** Work at the neighborhood level to reconnect neighborhoods to jobs and services, promote "Desirable Infill Development" and redevelop major corridors to strengthen adjacent neighborhoods.

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

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

### ***Sustainability Action Plan***

#### **Element 1) Transportation and Land Use:**

**Policy 1)** Encourage increased density, a mix of land uses and more integrated links between transportation and land use through changes to Greensboro's Comprehensive Plan, Development Ordinance and other related plans.

#### **Element 2) Green Jobs and Buildings:**

**Policy 3)** Develop a coordinated City program to provide technical support, energy audits and education and outreach to increase energy efficiency and conservation in commercial and residential buildings.

**Policy 4)** Use a combination of code changes, incentives, partnerships and education to promote green building in Greensboro.

**Policy 6)** Promote more efficient use of water through education, partnerships and pilot projects.

#### **Element 3) Waste Reduction and Recycling:**

**Policy 7)** Employ a combination of expanded recycling infrastructure, regulations and incentives to increase Greensboro's solid waste diversion and recycling rates.

**Element 6)** Education and Outreach:

**Policy 11)** Provide technical support, awards and recognition to individuals and organizations furthering Greensboro's energy and sustainability efforts.

**Other Plans**

n/a

## **STAFF ANALYSIS AND RECOMMENDATION**

### **Community Outreach**

Applicant is strongly encouraged to discuss this proposed annexation, rezoning, and development with owners of surrounding properties.

### **Staff Analysis**

These 12.41-acre subject properties are currently undeveloped. The site adjoins County RS-30 (single-family dwellings and vacant property) to the north, south, and west. East of the request the zoning is County AG (single family dwellings and vacant property).

The Generalized Future Land Use map designates this site as Moderate Residential. 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.

The City-R-5 request is consistent with the Generalized Future Land Use map and allows similar uses to those permitted in adjacent zoning districts within close proximity to the area. The proposed request also supports 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 is consistent with the intent and purpose of the zoning code, the Comprehensive Plan (Connections 2025) and is generally compatible with the existing development and trend in the surrounding area.

### **Staff Recommendation**

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