



# Z-15-10-006

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

Zoning Commission Hearing Date: October 19, 2015

### GENERAL INFORMATION

<b>APPLICANT</b>	Granville Homes LLC on behalf of June S. Trull
<b>HEARING TYPE</b>	Rezoning Request
<b>REQUEST</b>	<b>R-3</b> (Residential Single-Family) to <b>PUD</b> (Planned Unit Development)
<b>CONDITIONS</b>	<ol style="list-style-type: none"><li>1. Uses limited to single family detached dwellings and townhouses.</li><li>2. Density shall not exceed 5 dwelling units per acre.</li><li>3. Building shall not exceed 2 stories in height.</li><li>4. Exterior buildings shall be primarily brick, stone, stucco, cementous siding, or decorative vinyl such as vinyl shakes. Other uses of vinyl shall be limited to soffits only.</li><li>5. No access to Musket Lane.</li></ol>
<b>LOCATION</b>	<b>4301 &amp; 4307 Lake Jeanette Road</b>
<b>PARCEL ID NUMBER(S)</b>	<b>7856466650 &amp; 7856467719</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>98</b> notices were mailed to those property owners in the mailing area.
<b>TRACT SIZE</b>	~7.64 Acres
<b>TOPOGRAPHY</b>	Undulating
<b>VEGETATION</b>	Wooded

### SITE DATA

<b>Existing Use</b>	Single family dwellings
<b>Adjacent Zoning</b>	<b>Adjacent Land Uses</b>
N R-3 (Residential Single-Family)	Single family dwellings
E R-3 (Residential Single-Family)	Single family dwellings
W R-3 (Residential Single Family)	Single family dwellings
S R-3 (Residential Single Family)	Single family dwellings

### Zoning History

Case #	Date	Request Summary
N/A	N/A	The subject property has been zoned R-3 (Residential Single-Family) since the adoption of the Land Development Ordinance in July 2010. Prior to the adoption of the LDO the site addressed 4301 Lake Jeanette Road was zoned RS-15 (Residential Single-Family). Prior to the adoption of the LDO the site addressed 4307 Lake Jeanette Road was zoned RS-12 (Residential Single-Family).

**ZONING DISTRICT STANDARDS**

Zoning District Designation:	Existing (R-3)	Requested (PUD)
Max. Density:	3.0 units per gross acre	N/A
Typical Uses	Primarily intended to accommodate low-density single-family detached residential development	Intended to allow a diverse mixture of residential and/or nonresidential uses and structures that function as cohesive and unified projects.

**District Summary \***

*\*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

Floodplains N/A

Streams 50ft Jordan stream buffers required. See LDO Chp.30-12-3.9 for stream buffer requirements

Other: Site must meet water supply watershed requirements for any development. High Density development max. BUA is 70%. Water Quality and water quantity must be addressed. Site is also with the Federal 5 statue mile radius of PTI Airport. No BMP's that hold a normal pool elevation will be permitted unless shown otherwise.

**Utilities**

Potable Water Available

Waste Water Available

**Airport Noise Cone**

n/a

## Landscaping & Tree Conservation Requirements

Provisions governing landscaping are established by the Unified Development Plan.

### Transportation

Street Classification:	Lake Jeanette Road – Minor Thoroughfare. Lawndale Drive – Major Thoroughfare.
Site Access:	All access(s) must be designed and constructed to the City of Greensboro standards.
Traffic Counts:	Lake Jeanette Road ADT = 7,548 (GDOT, 2014). Lawndale Drive ADT = 20,476 (GDOT, 2014).
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 Lake Jeanette Road frontage of this property.
Transit in Vicinity:	Yes, GTA Route 17 (Lawndale Drive) is adjacent to subject site, along Lawndale Drive.
Traffic Impact Study: (TIS)	No TIS required per TIS Ordinance.
Street Connectivity:	N/A.
Other:	N/A.

## IMPACT ANALYSIS

### Land Use Compatibility

The proposed **PUD (Planned Unit Development)** 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 **Low Residential (3-5 d.u./acre)**. The requested **PUD (Planned Unit Development)** zoning district is generally consistent with the **Low Residential (3-5 d.u./acre)** GFLUM designation.

### Connections 2025 Written Policies

**Land Use Goal 4.1 – Growth Strategy:** Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

**Policy 4A:** Remove present impediments to infill and investment in urban areas.

**Policy 4B:** Target capital investments to leverage private investment in urban areas.

**Policy 4C:** Promote new patterns and intensities of use to increase economic competitiveness and enhance quality of life in urban areas.

**Policy 4D:** Identify potential opportunities and selectively target, plan and promote development/reuse initiatives.

**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 5E:** Improve the aesthetic quality of publicly owned and maintained landscapes.

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

**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.

**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 7A:** Target city investment and regulatory policies for economic development.

**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.

### **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.

## **CONFORMITY WITH OTHER PLANS**

### **City Plans**

#### ***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 rezoning and development with owners of surrounding properties and with representatives of the Courthouse Square Neighborhood, within which the subject site is located, and the adjacent Three Meadows Neighborhood.

**Staff Analysis**

This 7.64-acre subject site is currently developed with two single family dwellings. North, south, west and east of the request is all currently zoned R-3 (single family dwellings).

The Generalized Future Land Use Map designates this site as Low Residential. The Low Residential designation includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within a density of 3 to 5 dwelling units per gross acre.

The Planned Unit Development district is intended to allow a diverse mixture of residential and/or nonresidential uses and structures that function as cohesive and unified projects. The districts encourage innovation by allowing flexibility in permitted use, design, and layout requirements in accordance with a Unified Development Plan.

The proposed PUD, as conditioned, will be compatible with the land uses established in close proximity and the proposed residential density is compatible with existing adjacent development. The applicant's conditions to limit building height to two stories and restrict the building materials help ensure compatibility with existing development in the area. The proposed request also supports the Comprehensive Plan's Reinvestment/Infill goal to promote sound investment in Greensboro's urban areas and the Housing and Neighborhoods 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 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 **PUD** (Planned Unit Development) zoning district.