



Z-16-05-006

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

Zoning Commission Hearing Date: May 16, 2016

GENERAL INFORMATION

APPLICANT	SMHM Properties LLC
HEARING TYPE	Original Zoning Request
REQUEST	County AG (Agricultural) to City R-3 (Residential Single-Family)
CONDITIONS	N/A
LOCATION	A portion of 1801 Cude Road & a portion of 1199 Pleasant Ridge Road
PARCEL ID NUMBER(S)	7846449925
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). 18 notices were mailed to those property owners in the mailing area.
TRACT SIZE	~0.49 Acres
TOPOGRAPHY	Primarily flat
VEGETATION	Residential

SITE DATA

Existing Use	Residential	
	Adjacent Zoning	Adjacent Land Uses
N	County AG (Agricultural)	Manufactured home
E	City R-3 (Residential Single-Family)	Manufactured home
W	County AG (Agricultural)	Single family dwelling
S	City R-3 (Residential Single-Family)	Single family dwelling

Zoning History

Case #	Date	Request Summary
N/A	N/A	The subject property is not currently located in the City's planning jurisdiction.

ZONING DISTRICT STANDARDS

Zoning District Designation:	Existing (County AG)	Requested (R-3)
Max. Density:	N/A	3.0 units per gross acre
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.

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, Upper Reedy Fork Creek

Floodplains N/A

Streams N/A

Other: If site is development for another any Zoning other than residential, site must meet current Watershed requirements, water quality and water quantity must be addressed. All the new BUA must be treated by a State approved water quality BMP and any existing BUA treated to the maximum extent practicable. High Density Development max. 70% BUA, Low Density 24% BUA.

Utilities

Potable Water Available

Waste Water Sewer will need to be provided by the developer. Contact Kenny Treadway (336-373-2897) for sewer feasibility.

Airport Noise Cone

n/a

Landscaping & Tree Conservation Requirements

There are no requirements for Landscaping or Tree Conservation for sites used for single-family detached dwellings.

Transportation

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 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-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 designates this location as **Residential Area** in the adopted Western Area Plan. The requested **R-3 (Residential, Single Family – 3 du/ac)** zoning district is generally consistent with the **Residential Area** future land use designation. Additionally, 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 4.1 – 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.

- 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

Residential Area (Western Area Plan): New development should be compatible to existing residential neighborhoods and respectful of existing agricultural and historic properties. Less intense development patterns, similar to what exists today in the Western Area, are appropriate in the rural residential areas of the plan. Conservation subdivisions are one common method developers can use to preserve critical resources while providing a home product demanded by the market.

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

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.

Western Area Plan

Residential Area Recommendations

Recommendation R-1) New housing development should continue in a development pattern that is respectful of existing neighborhoods as well as natural, agricultural, historic, and cultural resources.

Recommendation R-2) Continue a less intense development pattern in the rural areas.

Transportation Recommendations

Recommendation T-1) Integrate the Western Area Land Use and Infrastructure Plan into the Long Range Transportation Plan.

Recommendation T-2) Conduct a detailed analysis of any additional proposed major roads and road widenings beyond the current construction program.

Recommendation T-3) Enhance the internal network of streets.

Recommendation T-4) Encourage transportation improvements that will respect and support the rural ambiance and character of the Western Area.

Recommendation T-5) Support plans for transit along West Market Street.

Recommendation T-6) Develop and implement ongoing, coordinated regional congestion management and operations processes (including Intelligent Transportation System elements and Transportation Demand Management strategies) to maximize the efficient use of existing and planned infrastructure.

Recommendation T-7) Maintain close coordination with the planning activities of the Piedmont Triad International Airport Authority for the airport and ancillary development.

Gateways & Corridors Recommendations

Recommendation GC-1) Create a southern gateway into the Western Area.

Recommendation GC-2) Enhance the appearance of West Market Street.

Recommendation GC-3) Preserve and enhance the appearance and operation of NC 68 north of Pleasant Ridge Road.

Utilities Recommendations

Recommendation U-1) Support water extension into Service Area C.

Recommendation U-2) Upgrade water pumps due to challenges in peak periods.

Recommendation U-3) Delay sewer service to basin north of West Market Street and west of Pleasant Ridge Road (Service Area C) to preserve rural and agricultural character.

Recommendation U-4) Encourage coordination among neighboring jurisdictions in the timing and provision of infrastructure.

Recommendation U-5) Work closely with Guilford County, High Point and Kernersville to track infrastructure upgrades, existing and proposed distribution lines and available capacities for water and wastewater facilities.

Governance Recommendations

Recommendation G-1) Work closely and cooperatively with the municipalities in and jurisdictions of Guilford and Forsyth Counties so that development can be guided towards areas planned for urban and suburban development and away from areas with valued environmental or rural qualities.

Recommendation G-3) Establish a Western Area Plan community support committee to shepherd the Western Area Plan through the adoption process at both the City and County level.

Recommendation G-4) Continually engage surrounding jurisdictions discussions of growth and development.

Cultural & Historic Resources Recommendations

Recommendation CHR-1) Raise awareness of existing historic and cultural resources and encourage the preservation of such resources that contribute to the character of the area.

Recommendation CHR-2) Consider creating a Preservation Plan for the Western Area that takes into consideration the important cultural and environmental resources worthy of preservation.

Other Plans

n/a

STAFF ANALYSIS AND RECOMMENDATION

Community Outreach

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

Staff Analysis

This 0.49 acre subject site is currently the undeveloped portion of two lots that contain manufactured homes. North, east and south of the request are manufactured homes and single family dwellings (zoned both County AG and City R-3). West of the request is a single family dwelling zoned County AG.

The Generalized Future Land Use Map designates this site as Residential as part of the Western Area Plan. The Residential designation will accommodate subdivisions built to a rural density level with limited impact on the environment.

The R-3 Residential Single-Family district is primarily intended to accommodate low density single-family detached residential development with a gross density of 3.0 units per acre or less. This request will allow additional single family dwellings, compatible with existing adjacent development.

Approving this request will help meet 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. It also provides a development framework for the fringe to guide sound,

sustainable patterns of land use, limit sprawl and provide 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 **R-3** (Residential Single-Family) zoning district.