



Z-16-10-006

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

Zoning Commission Hearing Date: October 17, 2016

GENERAL INFORMATION

APPLICANT	William O. Ameen Jr. and Janet Ameen-Lee
HEARING TYPE	Original Zoning Request
REQUEST	County RS-40 (Residential Single-Family) to City R-5 (Residential Single-Family)
CONDITIONS	N/A
LOCATION	1309 Guilford College Road, 103-107 Amberwood Drive, 195-198 Hassellwood Drive and 190-194 Hassellwood Drive
PARCEL ID NUMBER(S)	Multiple parcels
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). 60 notices were mailed to those property owners in the mailing area.
TRACT SIZE	~4.5 Acres
TOPOGRAPHY	Primarily flat
VEGETATION	Residential

SITE DATA

Existing Use Single family dwelling and undeveloped property

	Adjacent Zoning	Adjacent Land Uses
N	C-L (Commercial-Low)	Bank
E	R-3 (Residential Single Family) County RS-40 (Residential Single-Family)	A Place of Worship Single family dwellings
W	City of High Point CU-R-5 (Conditional Use-Residential Single Family)	Single family dwellings

S County RS-40 (Residential Single-Family) Single family dwellings

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 RS-40)	Requested (City R-5)
Max. Density:	1.0 units per gross acre	5.0 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.

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 Lower Randleman Lake WS-IV water-supply watershed, Bull Run sub-basin.

Floodplains N/A

Streams Feature must be identified for proper buffers or any State and Corps permits. Perennial streams have a 100ft stream buffer required measured from top of bank each side. Intermittent streams have a 50ft stream buffer measured from top of bank each side. See LDO Chapter 30-12-3, Table of Uses 12-5 for Activities and Structures allowed within each stream buffer zone

Other: Site must meet current water supply watershed requirements. Maximum BUA with sewer is for High Density development is 50%, Low Density is 12%. Site is also within the 5 statute mile radius of the PTI Airport, no water quality devices are allowed that hold a normal pool elevation. A BMP that does not hold a normal pool elevation is encouraged.

Utilities

Potable Water Available

Waste Water Sewer is currently not available to this property. Contact Kenny Treadway 336-373-2897 for a sewer feasibility to serve this property.

Airport Noise Cone

n/a

Landscaping & Tree Conservation Requirements

Landscaping and Tree Conservation not required for single-family residential development.

Transportation

Street Classification: Guilford College Road – Major Thoroughfare.
Amberwood Drive – Local Street.

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

Traffic Counts: Guilford College Road ADT = 16,000 (NCDOT, 2011).

Trip Generation: No.

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 portions of 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** designates this location as **Moderate Residential**

(5-12 d.u./acre). The requested **R-5 (Residential, Single-Family – 5 du/ac)** zoning is generally consistent with the **Moderate Residential (5-12 d.u./acre)** Future Land Use designation. 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

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

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.

Based on the proximity of the subject site to retail establishments at the northwest corner of the Guilford College Road / Hilltop Road-Piedmont Parkway intersection, and existing sidewalks along Guilford College Road, Hilltop Road, and Piedmont Parkway, long term safety and accessibility for future residents of the subject site would be greatly enhanced by construction of sidewalks along the Amberwood Drive, Hassellwood Drive, and Guilford College Road frontages.

Staff Analysis

This 4.5-acre subject site is currently a combination of a single family dwelling and undeveloped property. North of the request is a bank (zoned C-L) and a place of worship (zoned R-3). East and south of the request is single family dwellings (zoned County RS-40). West of the request is single family dwellings (zoned City of High Point CU-R-5).

The Comprehensive Plan future land use map designates this area 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, generally at a density range of 5 to 12 units per acre.

The request to annex and assign original zoning is a result of changes to the City Council adopted Water Sewer Services Policy. Effective May 20, 2014 all public water and sewer extensions require voluntary annexation prior to receiving the City's utility services. The subject property is located within Growth Tier One, is contiguous to the City's primary

corporate limits and the Technical Review Committee recommended approval of this annexation request.

The request to assign original zoning of R-5 (Residential Single Family) is driven by the desire of the applicant to connect to public utilities. Further, the requested district is the closest equivalent to the current County zoning designation and consistent with the Comprehensive Plan's future land use designation.

As such, the request is compatible with adjacent residential development and supports the Comprehensive Plan's 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 and is consistent with the Growth at the Fringe goal to promote sound and sustainable patterns of land use.

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.