



Z-10-08-004

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

Zoning Commission Hearing Date: August 9, 2010

GENERAL INFORMATION

APPLICANT City of Greensboro
HEARING TYPE Rezoning
REQUEST **R-3** (Residential-Single Family) to
R-5 (Residential-Single Family)
CONDITIONS None
LOCATION **4900 Troxler Road**, generally described as west of Troxler Road and south of Faust Road.
PARCEL ID NUMBER(S) **7877724275**
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). **53** notices were mailed to those property owners in the mailing area.
TRACT SIZE ~0.26 Acres
TOPOGRAPHY Generally flat
VEGETATION Residential landscaping

SITE DATA

Existing Use	Undeveloped parcel	
	Adjacent Zoning	Adjacent Land Uses
N	R-3 (Residential-single Family)	Single-Family dwelling unit
E	R-3 (Residential-single Family)	Single-Family dwelling unit
W	R-3 (Residential-single Family)	Single-Family dwelling unit
S	R-3 (Residential-single Family)	Undeveloped parcel

Zoning History

Case #	Date	Request Summary
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This property has been zoned R-3 since July 1, 2010. Prior to the implementation of the Land Development Ordinance (LDO), it was zoned RS-12

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (R-3)	Requested (R-5)
Max. Density:	3 dwelling units per acre	5 dwelling units per acre
Typical Uses	Primarily intended to accommodate low density single-family detached residential development.	Primarily intended to accommodate low-density single-family detached residential development.

*These regulations may not reflect the actual requirements for all situations; see the City of Greensboro Zoning Code for actual 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 North Buffalo Creek
Floodplains	N/A
Streams	N/A
Other:	1 acre of disturbance must meet Phase 2 requirements.

Utilities

Potable Water
Waste Water

Airport Noise Cone

The subject property is not located in the Airport Noise Cone.

Landscaping Requirements

Location	Required Planting Yard Type and Rate
North	NA – Single Family exemption
South	NA – Single Family exemption
East	NA – Single Family exemption
West	NA – Single Family exemption

Tree Preservation Requirements Acreage

Requirements

0.26 ac NA – Single Family exemption

Transportation

Street Classification: Troxler Road – Local Street.
 Site Access: Existing.
 Traffic Counts: None available.
 Trip Generation: N/A.
 Sidewalks: N/A.
 Transit in Vicinity: No transit in the vicinity.
 Traffic Impact Study: No, not required per TIS Ordinance.
 (TIS)
 Street Connectivity: N/A.
 Other: N/A.

IMPACT ANALYSIS

Land Use Compatibility

The proposed **R-5** (Residential-Single Family) 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 du/acre)**. The requested **R-5** (Residential-Single Family) zoning district is consistent with this GFLUM designation.

Connections 2025 Written Policies

Reinvestment/Infill Goal: Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

POLICY 4C.1: Establish standards for and promote new forms of compact development.

Man-made Environment Goal: Preserve and enhance the character and visual quality of Greensboro's built environment, including historic resources, private developments, and public landscapes.

POLICY 5F.2: Improve design standards for new development to enhance community appearance and sense of place (visual impacts on adjacent neighborhoods).

Housing and Neighborhoods Goal: 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 6A.2: Promote mixed-income neighborhoods.

POLICY 6A.4: Implement measures to protect neighborhoods from potential negative impacts

of development, redevelopment, and/or public projects that are inconsistent with the neighborhood's livability, architectural or historical character, and reinvestment potential.

Including protection against incompatible commercial encroachments into residential neighborhoods

POLICY 6B.2: Promote rehabilitation of historic houses and buildings.

POLICY 6B.3: Improve maintenance of existing housing stock.

POLICY 6C: Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

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 – N/A

Other Plans - N/A

Staff/Agency Comments

Water Resources - N/A

Housing and Community Development

No additional comments.

Planning

The 0.26-acre subject site is adjoined on all four sides by single-family residential uses except to the south which is currently undeveloped. The subject site is completely surrounded by parcels which are all zoned R-3. There are some R-5 zoning districts in the general vicinity; notably to the southwest of the subject site (rezoned in 2008) and also in the new subdivision along Fern Hill Drive, located south of the subject site.

The City has acquired this property through foreclosure action on a larger piece of property. This rezoning request has become necessary due to the fact that the subject site does not meet the dimensional requirements of the existing R-3 zoning district (see attached standards for the R-3 and R-5 zoning districts). Rezoning the site to R-5 is deemed as a logical step that will make the site buildable and also comply with all the dimensional requirements of the R-5 zoning district.

This request, if approved, will help 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 will also help revive, stabilize and improve the existing neighborhood by encouraging compatible infill development where City infrastructure already exists without impacting the overall mix of uses found in this vicinity.

Staff believes that this request is consistent with the intent and purpose of the zoning code and the Comprehensive Plan (Connections 2025). Staff is also of the opinion that the request is generally compatible with the existing development and trend in the surrounding area.

STAFF RECOMMENDATION

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


30-7-3.2 Conventional Development

(A) R-3, Residential Single-family 3

1) Conventional Development Dimensional Standards

Dimensional standards for the R-3 District are found in the table below:

Table 7-1, R-3 Conventional Development Dimensional Requirements [1]

	Single-family Detached and Zero Lot Line	Traditional House	Townhouse	Duplex	Multi-family
					
	Permitted[2]	Permitted[3]	Not Permitted	Not Permitted	Not Permitted

Lot Dimensions (minimum)					
Lot size (sq. ft.)	12,000[4]	10,500[4]	–	–	–
Lot width (ft.)					
Interior Lot	75[5]	75 [5]	–	–	–
Corner Lot	80[5]	80 [5]	–	–	–
Setbacks (minimum ft.)					
Street setback					
Front (façade / garage door)	25/30[6]	25 [6]	–	–	–
Side, except thoroughfare	15[6]	15 [6]	–	–	–
Thoroughfare	35[6]	35 [6]	–	–	–
Interior setback					
Side	10[6]	10 [6]	–	–	–
Rear	30	10	–	–	–
Bulk (maximum)					
Height (feet/stories)	50/3[7]	50/3 [7]	–	–	–
Building coverage (% of lot)	30[8]	40 [8]	–	–	–

General Notes:

- [1] Dimensional requirements in this table may be modified by overlay district requirements.
- [2] See Sec. 30-8-10.1(N) , Zero Lot Line.
- [3] See Sec. 30-8-10.1(L), Traditional House.

Contextual Infill Development Notes:

Requirements for development in existing neighborhoods may be modified per the Contextual Infill Development standards as follows:

- [4] Minimum lot size requirements may be waived in accordance with Sec. 30-7-3.4(D).
- [5] Minimum lot width requirements may be established in accordance with Sec. 30-7-3.4(E).
- [6] Minimum setback requirements may be established in accordance with Sec. 30-7-3.4(F).
- [7] Maximum building height may be reduced in accordance with Sec. 30-1-1.1(A)1).
- [8] Maximum building coverage may be increased in accordance with Sec. 30-7-3.4(G)1).

2) Additional District Standards

[Reserved]

(B) R-5, Residential Single-family 5

1) Conventional Development Dimensional Standards

Dimensional standards for the R-5 District are found in the table below:

Table 7-2, R-5 Conventional Development Dimensional Requirements [1]

	Single-family Detached and Zero Lot Line	Traditional House	Townhouse	Duplex	Multi-family
					
	Permitted[2]	Permitted[3]	Not Permitted	Not Permitted	Not Permitted

Lot Dimensions (minimum)

Lot size (sq. ft.)	7,000[5]	5,800[5]	–	–	–
Lot width (ft.)					
Interior Lot	50[6]	45[6]	–	–	–
Corner Lot	58[6]	48[6]	–	–	–

Setbacks (minimum ft.)

Street setback					
Front (façade / garage door)	20/25[7]	20[7] w/ parking behind dwelling	–	–	–
Side, except thoroughfare	15[7]	10[7]	–	–	–
Thoroughfare	35[7]	35[7]	–	–	–
Interior setback					
Side	5[7]	5[7]	–	–	–
Rear	20	10	–	–	–

Bulk (maximum)

Height (feet/stories)	50/3[8]	50/3[8]	–	–	–
Building coverage (% of lot)	40[9]	50[9]	–	–	–

General Notes:

[1] Dimensional requirements in this table may be modified by overlay district requirements.

[2] See Sec. 30-8-10.1(N), Zero Lot Line.

[3] See Sec. 30-8-10.1(L), Traditional House.

[4] RESERVED

Contextual Infill Development Notes:

Requirements for development in existing neighborhoods may be modified per the Contextual Infill Development standards as follows:

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[7] Minimum setback requirements may be established in accordance with Sec. 30-7-3.4(F).

[8] Maximum building height may be reduced in accordance with Sec. 30-1-1.1(A)1).

[9] Maximum building coverage may be increased in accordance with Sec. 30-7-3.4(G)1).

2) Additional District Standards

[Reserved]