



Z-10-12-007

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

Zoning Commission Hearing Date: December 13, 2010

GENERAL INFORMATION

APPLICANT City of Greensboro
HEARING TYPE Original Zoning
REQUEST **County AG (Agriculture)** to **City PNR (Parkland and Natural Resource Areas)**.
CONDITIONS None
LOCATION **4701 R1 Yanceyville Road**, generally described west of Yanceyville Road and south of Cinder Road
PARCEL ID NUMBER(S) **7877186792**
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).
34 notices were mailed to those property owners in the mailing area.
TRACT SIZE ~3.71 Acres
TOPOGRAPHY Undulating
VEGETATION Heavily wooded

SITE DATA

Existing Use	Undeveloped	
	Adjacent Zoning	Adjacent Land Uses
N	County PI-WCA (Public and Institutional-Watershed Critical Area) and City PNR (Parkland and Natural Resource Areas).	Undeveloped
E	County AG (Agriculture)	Undeveloped
W	City PNR (Parkland and Natural Resource Areas) and R-3 (Residential-Single Family)	Single family
S	County AG (Agriculture)	Undeveloped

Zoning History

Case #	Date	Request Summary
	N/A	

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing County (AG)	Requested City (PNR)
Max. Density:	N/A	N/A
Typical Uses	Primarily intended to accommodate uses of an agricultural nature including farm residences and farm tenant housing. It also accommodates scattered nonfarm residences on large tracts of land. It is not intended for major residential subdivisions.	Primarily intended to accommodate large size (over 10 acres) public and quasi-public lands such as major regional parks and recreation areas, conservation or natural areas, shore land, urban wilderness areas, and waterfront access areas, open space owned by a governmental or nonprofit (or similar) entity for land conservation, and associated ancillary uses such as operational facilities, recreational facilities designed to accommodate intermittent activities (such as ball fields or amphitheaters), and concessions operating under the purview of the Greensboro Parks and Recreation Department.

**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 Greensboro Watersupply Watershed Tiers 1 & 2.
Floodplains	Onsite
Streams	100ft buffer measured from edge of normal pool of lake
Other:	Tier 1 - No High Density option, Low Density is 0.5% BUA; Tier 2 – No High Density Option, Low density 2.4% BUA.

Utilities

Potable Water	N/A
Waste Water	N/A

Airport Noise Cone

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

Landscaping Requirements (Not Applicable)**Tree Preservation Requirements (Not Applicable)****Acreage Requirements****Transportation**

Street Classification:	Yanceyville Road – Major Thoroughfare.
Site Access:	All access(s) must be designed and constructed to the City of Greensboro standards.
Traffic Counts:	No ADT's available.
Trip Generation:	24 Hour = 1,059, AM Peak Hour = 692, PM Peak Hour = 278.
Sidewalks:	Sidewalks are a requirement of the Development Ordinance. 6' sidewalk with a 4' 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. There is no sidewalk along the frontage of this property nor does the City have plans to build sidewalk.
Transit in Vicinity:	There is no transit in the area.
Traffic Impact Study: (TIS)	Yes, required per TIS Ordinance. Please see the Executive Summary from the TIS at the end of this report.
Street Connectivity:	N/A.
Other:	N/A.

IMPACT ANALYSIS**Land Use Compatibility**

The proposed City **PNR** (Parkland and Natural Resource Area) 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 Interim Residential. The requested City **PNR** (Parkland and Natural Resource Area) zoning district is consistent with this GFLUM designation.

Connections 2025 Written Policies

Parks, Open Space, and Natural Resources Goal: Protect and restore Greensboro's irreplaceable scenic and natural resources: its system of parks and greenways, urban and woodland tree canopy, stream corridors and wetlands, and air and water quality.

Community Facilities Goal: 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 9C.3: Ensure that service delivery departments are provided with adequate new resources to serve newly annexed areas.

POLICY 9A.5: Continue to link City-initiated annexations and approvals of annexation petitions for water/sewer extension policies regarding designated growth areas.

Connections 2025 Map Policies

Interim Residential (generally at or above 3 dwelling units per acre):

Areas with a mix of all types of residential densities and uses (single family detached, single family attached and multi-family), with some limited local-serving non-residential uses (schools, churches, convenience services). It is assumed that most of the new housing developed in the Water Sewer Service Area would be connected to water and sewer.

CONFORMITY WITH OTHER PLANS**City Plans -**

Tier 3 Growth Strategy

Other Plans – N/A

Staff/Agency Comments

Water Resources – N/A

Housing and Community Development

The subject site is located adjacent to a site that was recently rezoned (Z-10-12-007) for construction of a proposed school building, and could enable that site to provide safe walking and bicycling routes. Specifically, the planned Utility Line Greenway #4 as described in the BiPed Plan, which will pass through the subject site, could be accessed from the adjacent site. The applicant is strongly encouraged to discuss this proposal with with representatives of the adjacent Storrington Neighborhood.

Planning

The subject 3.71-acre parcel, which is currently outside the City limits, adjoins other City **PNR** (Parkland and Natural Resource Areas) zoned properties to the north and west, and will be combined with the larger parcel if approved. Also adjoining the site to the east and south is the site for the proposed north Greensboro area elementary school. Staff will like to clarify that although adjacent, this request is not associated in any way with the proposed school site.

Approving this request will help 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. It will also help 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.

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 in the surrounding area.

STAFF RECOMMENDATION

Staff recommends **approval** of the requested **PNR** (Parkland and Natural Resource Areas) zoning district.