



Z-10-12-006

**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 for Unitarian Universalist Church of Greensboro

HEARING TYPE Original Zoning

REQUEST **County RS-40** (Residential-Single Family) to **City R-3** (Residential -Single Family).

CONDITIONS None

LOCATION **5603 Hilltop Road**, generally described as south of Hilltop Road and east of Guilford College Road.

PARCEL ID NUMBER(S) **7823846236**

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). **68** notices were mailed to those property owners in the mailing area.

TRACT SIZE ~4.25 Acres

TOPOGRAPHY Slopes to the east

VEGETATION Institutional landscaping

SITE DATA

Existing Use	Place of religious assembly
Adjacent Zoning	Adjacent Land Uses
N County RS-40 (Residential- Single Family)	Single-Family dwellings
E County RS-40 (Residential-Single Family)	Utility
W County CU-LB (Conditional Use- Limited Business)	Community One Bank
S County RS-40 (Residential- Single Family)	Undeveloped

Zoning History

Case #	Date	Request Summary
	N/A	

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (County RS-40)	Requested (City R-3)
Max. Density:	1 dwelling unit per acre	3 dwelling units per acre
Typical Uses	Primarily intended to accommodate single-family detached dwellings on large lots.	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 Lower Randleman Watersupply Watershed, Bullrun Creek
Floodplains	>2000ft
Streams	Possible stream onsite, if stream is perennial a 100ft buffer is required for High Density development
Other:	Max. BUA allowed is 50%. New BUA must be treated and any existing that drains to the BMP. Site must meet current watershed requirements.

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 (applicable if redeveloped)

Hilltop Rd. - Street Yard – minimum width 10’; 2 canopy trees per 100’, 17 shrubs per 100’

West property Line – NA

South Property Line – NA

East property Line - NA

Tree Preservation Requirements (applicable if redeveloped)

Acreage Requirements

4.26 ac. **5% of lot size**

Transportation

Street Classification: Hilltop Road – Major Thoroughfare, Guilford College Road – Major Thoroughfare.

Site Access: Existing.

Traffic Counts: Hilltop Road ADT = 8,663 (2007), Guilford College Road ADT = 9,958 (2007).

Trip Generation: N/A.

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 existing sidewalk along the frontage of this property.

Transit in Vicinity: There is no transit in the area.

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-3** (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 Moderate Residential. The requested **R-3** (Residential-Single Family) zoning district is consistent with this GFLUM designation.

Connections 2025 Written Policies

Growth at the Fringe Goal: 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. Development will increase density and mix land uses at a pedestrian scale with sidewalks, bikeways, and where possible, public transit.

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

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.

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

This original zoning request is being initiated by the City of Greensboro pursuant to a utility agreement and voluntary annexation petition signed by the property owner.

The approximately 4.25-acre subject site is currently developed as a place of religious assembly. Adjoining the site to the north, east and south is County RS-40 zoning district and to the west is County CU-LB. Land uses in the immediate vicinity are single-family dwellings, a shopping center, a bank and a day care center.

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 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.

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 **R-3** (Residential Single-Family) zoning district.