



Z-10-12-003

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

**Zoning Commission Hearing Date: December 13, 2010**

**GENERAL INFORMATION**

**APPLICANT** Marc Isaacson for Alamance Church Road Townhomes, LLC  
**HEARING TYPE** Rezoning  
**REQUEST** **CD-RM-5** (Conditional District-Residential Multi Family) to **PUD** (Planned Unit Development)  
**CONDITIONS**  
1. Uses: Limited to a maximum of 24 single-family dwellings, townhomes or twin homes designed for sale.  
2. No home to be more than 2 stories.  
3. No home to front Alamance Church Road.  
**LOCATION** **1419 Alamance Church Road**, generally described as north of Alamance Church Road and west of Zornbrook Drive.  
**PARCEL ID NUMBER(S)** **78736227561**  
**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). **81** notices were mailed to those property owners in the mailing area.  
**TRACT SIZE** ~5.15 Acres  
**TOPOGRAPHY** Slopes Westwards  
**VEGETATION** Shrubs

**SITE DATA**

<b>Existing Use</b>	Undeveloped
<b>Adjacent Zoning</b>	<b>Adjacent Land Uses</b>
N County RS-40 (Residential-Single Family)	Undeveloped/Woods
E R-5(Residential-Single Family)	Single-family Dwellings
W R-5(Residential-Single Family)	Single-family Dwellings
S R-3(Residential-Single Family)	Single-family Dwellings

**Zoning History**

Case #	Date	Request Summary
3494	09-11-2006	<p>This property was rezoned from RS-12 (Residential Single Family) to CD-RM-5 (Conditional District-Residential Multi Family) with the following conditions:</p> <ol style="list-style-type: none"> <li>1. Uses: 24 townhouse or twin home units.</li> <li>2. Each unit will have an enclosed garage (1 or 2 cars)</li> <li>3. No more than 2 stories</li> <li>4. 20-foot undisturbed buffer along east property line with the exception to allow for additional planting as required by ordinance</li> <li>5. The area north of a common line between Zornbrook Lots 26 and 27 to be retained as open space</li> <li>6. No homes are to front on Alamance Church Road</li> </ol>

**ZONING DISTRICT STANDARDS**

**District Summary \***

Zoning District Designation:	Existing (CD-RM-5)	Requested (PUD)
Max. Density:	5 dwelling units/acre	N/A
Typical Uses	Primarily intended to accommodate duplexes, twin homes, townhouses, cluster housing, and similar residential uses at a density of 5.0 units per acre or less.	Primarily intended to allow a diverse mixture of residential and/or nonresidential uses and structures that function as cohesive and unified projects. The districts encourage innovation by allowing flexibility in permitted use, design, and layout requirements in accordance with a Unified Development Plan.

*\*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 Lake MacIntosh Watershed WS-IV, Little Alamance Creek
Floodplains	>2000 ft
Streams	Perennial stream onsite requiring a 100ft buffer, first 30ft undisturbed, next 20ft vegetate, last 50ft no BUA allowed. Wetland are also onsite, contact the State & Corps for any wetland or stream disturbance.
Other:	Site must meet current watershed requirements, water quality & water quantity must be addressed.

**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**

Provisions governing landscaping are established by the Unified Development Plan.

**Tree Preservation Requirements**

**Acreage**

**Requirements**

5.15 ac.      Tree Preservation for this site was approved by TRC on plan # 2007-855, File #306.1349.

**Transportation**

Street Classification: Alamance Church Road – Major Thoroughfare.

Site Access:            Existing.

Traffic Counts:        Alamance Church Road ADT = 7,810 (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 are plans to widen Alamance Church Road to a 3-lane section with sidewalk on both sides of the street. There is currently a conceptual/functional plan at this time and has not been sent to Engineering for design. This project is scheduled for construction completion late 2015.

Transit in Vicinity:    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 **PUD** (Planned Unit Development) 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 (< 5 dwelling units/acre). The requested **PUD** (Planned Unit Development) 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.

POLICY 4G.1: Promote compact development.

**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 – Site must meet current watershed requirements.**

**Housing and Community Development**

Applicant is strongly encouraged to discuss this proposed rezoning and development with representatives of the adjacent Wilpar Estates neighborhood, and the nearby Rotherwood neighborhood.

**Planning**

The subject site was rezoned in 2006 from RS-12 to CD-RM-5 for 24 townhouses or twin homes among other conditions. The applicant intends to rezone the property again to a PUD (Planned Unit Development) for a maximum of **24 single-family dwellings**, townhomes or twin homes designed for sale.

This will allow the applicant the flexibility of developing the site with either single-family detached dwellings, townhomes or twinhomes, while at the same time taking advantage of the PUD concept which allows for innovative arrangements of buildings and open spaces to provide a development functioning as a cohesive, unified project.

Approving this request will help provide a diverse mix of housing types, and densities that will not impact the overall mix of uses found in this vicinity and will also 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.

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 compatible with the existing development and trend in the surrounding area.

**STAFF RECOMMENDATION**

Staff recommends **approval** of the requested **PUD** (Planned Unit Development) zoning district.