



Z-11-01-003

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

**Zoning Commission Hearing Date: January 10, 2011**

**GENERAL INFORMATION**

**APPLICANT** City of Greensboro for Miracle Deliverance United Holy Church

**HEARING TYPE** Original Zoning

**REQUEST** **County AG** (Agriculture) to **City R-3** (Residential-Single Family)

**CONDITIONS** None

**LOCATION** **1416 Bridgepoint Road**, generally described as the northwest corner of the intersection of Bridgepoint Road and Cedar Park Road

**PARCEL ID NUMBER(S)** **7883598625**

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

**TRACT SIZE** ~2.38 Acres

**TOPOGRAPHY** Generally flat

**VEGETATION** Institutional landscaping

**SITE DATA**

<b>Existing Use</b>	Place of religious assembly
<b>Adjacent Zoning</b>	<b>Adjacent Land Uses</b>
N County AG (Agriculture)	Undeveloped
E RS-30 (Residential-Single Family)	Single-family dwelling
W County AG (Agriculture)	Single-family dwelling
S County AG (Agriculture)	Cedar Park Road

**Zoning History**

Case #	Date	Request Summary
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N/A

**ZONING DISTRICT STANDARDS**

**District Summary \***

Zoning District Designation:	Existing (County AG)	Requested (City R-3)
Max. Density:	N/A	3 dwelling units per acre
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 low density single-family detached residential development. The overall gross density in R-3 will typically be 3 units per acre or less.

*\*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	N/A, Site drains to South Buffalo Creek
Floodplains	N/A
Streams	N/A
Other:	If development is proposed and the disturbed area is one acre or more, then the proposed development must meet Phase 2 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**

Not Applicable until such time as development is proposed.

**Tree Preservation Requirements**

**Acreage** **Requirements**

Not Applicable until such time as development is proposed.

**Transportation**

Street Classification:	Bridgepoint Road – Collector Street, Cedar Park Road – Collector Street.
Site Access:	All access must be designed and constructed to the City of Greensboro standards.
Traffic Counts:	None available.
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. Sidewalk doesn't exist nor are there any plans for the City to build sidewalk along the frontage of this property.
Transit in Vicinity:	No transit in the area.
Traffic Impact Study: (TIS)	No, not required per TIS ordinance.
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 **Mixed Use Corporate Park**. 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.

**Connections 2025 Map Policies**

Mixed Use Corporate Park: This designation is intended for large tracts of undeveloped land near the City's fringe that are appropriate for well planned, larger scale business/employment parks with supporting uses such as retail, hotels, and residential. Primary uses such as office, flex office, technology research and development, light manufacturing, distribution, and assembly should be placed in a campus-like or "corporate park" setting with generous, linked open space to maximize value and to promote visual quality and compatibility with the surrounding area. Pedestrian-friendly features such as buildings placed near the street, sidewalks, and trails leading to nearby uses such as retail and housing should be 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**

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 2.38-acre subject site is currently developed as a place of religious assembly. Adjoining the site to the north, west and south is County AG zoning district and to the east, RS-30 zoning district. Land uses in the immediate vicinity are single-family dwellings, warehouses and equipment rental facilities.

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.