



Area 2011-4
Planning & Community Development
Zoning Staff Report and Plan Amendment Evaluation

Zoning Commission Hearing Date: May 9, 2011

GENERAL INFORMATION

APPLICANT City of Greensboro for Pleasant Ridge Fellowship

HEARING TYPE Original zoning

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

CONDITIONS N/A

LOCATION **2025 and 2029 Pleasant Ridge Road**, generally described as west of Pleasant Ridge Road and south of Pleasant Oaks Road

PARCEL ID NUMBER(S) **A portion of 13-10-0650-0-0988-00-04201**

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

TRACT SIZE ~13.07 Acres

TOPOGRAPHY Undulating

VEGETATION Institutional landscaping

SITE DATA

Existing Use	Place of religious assembly	
	Adjacent Zoning	Adjacent Land Uses
N	County RS-40 (Residential-Single Family) and City R-3 (Residential-Single Family)	Single-family dwellings
E	City R-3 (Residential-Single Family)	Single-family dwellings
W	County RS-40 (Residential-Single Family)	Single-family dwellings
S	PI (Public and Institutional)	School

Zoning History

Case #	Date	Request Summary
		N/A

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (County RS-40)	Requested (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 all requirements for all situations; see the City of Greensboro Development Ordinance for all applicable 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
Floodplains	N/A
Streams	Yes, If High Density (70% BUA) development is proposed a 100ft buffer is required, if Low Density (24% BUA) a 50ft buffer is required
Other:	Site must meet current watershed requirements. If High Density (70% BUA) development is propose site must be treated by a water quality device. If Low Density (25% BUA) is proposed, site must meet scoresheet 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

Tree Preservation Requirements – Not Applicable

Acreage Requirements

Transportation

Street Classification:	Pleasant Ridge Road – Major Thoroughfare.
Site Access:	Access is currently existing for the church.
Traffic Counts:	None available.
Trip Generation:	N/A.
Sidewalks:	Sidewalks are a requirement of the Development Ordinance. 5' sidewalk with a 5' 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 not sidewalk along the Pleasant Oaks Road or Pleasant Ridge Road frontage nor are there any plans to build any.
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 **City 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 **Low Density Residential (3-5 dwelling units per acre)**. The requested **City R-3** (Residential-Single Family) zoning district is generally 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.

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.

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 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

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

Community Development

Planning

This original zoning request is being initiated by the City of Greensboro pursuant to an annexation process initiated by the City of Greensboro. The subject site currently consists of a place of religious assembly.

The site currently consists of a place of religious assembly on a large tract of land. 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.

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