



Area 2011-3
Planning & Community Development
Zoning Staff Report and Plan Amendment Evaluation

Zoning Commission Hearing Date: May 9, 2011

GENERAL INFORMATION

APPLICANT City of Greensboro for Robert and Theresa Boney et al.

HEARING TYPE Original zoning

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

CONDITIONS N/A

LOCATION **2872 and 2873 Fleming Road**, generally described as east and west sides of Fleming Road and south of Thornblade Court

PARCEL ID NUMBER(S) **7827644199 and 7827647279**

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

TRACT SIZE ~2.5 Acres

TOPOGRAPHY Generally flat

VEGETATION Residential landscaping

SITE DATA

Existing Use	2 single-family dwellings	
	Adjacent Zoning	Adjacent Land Uses
N	RS-40(Residential-Single Family)-Town of Summerfield	Single-family dwelling
E	AG (Agriculture)- Town of Summerfield	
W	CD-RM-5 (Conditional District-Residential Multi Family)	Multi-family dwellings
S	CD-RM-5 (Conditional District-Residential Multi Family) and RS-40 (Residential-Single Family)-Town of Summerfield	Multi-family dwellings and an undeveloped parcel

Zoning History

Case #	Date	Request Summary
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ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (County AG)	Existing (County RS-40)	Requested (R-3)
Max. Density:	N/A	1 dwelling unit per acre	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 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 Lower Randleman Watersupply Watershed, Brush Creek Subbasin
Floodplains	N/A
Streams	N/A
Other:	Single Family residential

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:	Fleming Road – Major Thoroughfare
Site Access:	Residential driveways are existing.
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 Fleming 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 two single-family dwellings.

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.