



Z-11-05-004

Planning & Community Development Zoning Staff Report and Plan Amendment Evaluation

Zoning Commission Hearing Date: May 9, 2011

GENERAL INFORMATION

APPLICANT	City of Greensboro for Dawn Rentals, LLC
HEARING TYPE	Original zoning
REQUEST	County AG (Agriculture) to City R-3 (Residential-Single Family)
CONDITIONS	N/A
LOCATION	1447 Alamance Church Road , generally described as the north side of Alamance Church Road and east of Faircrest Lane.
PARCEL ID NUMBER(S)	A portion of 05-03-0150-0-0495-S-008
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). 64 notices were mailed to those property owners in the mailing area.
TRACT SIZE	~1.00 Acres
TOPOGRAPHY	Generally flat
VEGETATION	Residential landscaping

SITE DATA

Existing Use	Single-family dwelling	
	Adjacent Zoning	Adjacent Land Uses
N	County Ag (Agriculture)	Undeveloped
E	County Ag (Agriculture)	Undeveloped
W	CD-R-5(Conditional District-Residential Single Family)	Single-family dwelling
S	R-3(Residential Single Family)	Single-family dwelling

Zoning History

Case #	Date	Request Summary
	N/A	

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (County AG)	Requested (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.

**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 Lake MacIntosh watersupply watershed, Little Alamance Creek subbasin
Floodplains	N/A
Streams	N/A
Other:	For High Density development max.BUA is 40% with sewer, Low Density max.BUA is 24% with sewer. If High Density development is chosen, site must meet current watershed requirements. If Low Density development is chosen site must meet scoresheet requirements.

Utilities

Potable Water

Waste Water

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:	Alamance Church Road – Major Thoroughfare.
Site Access:	Existing residential driveway.
Traffic Counts:	Alamance Church Road ADT = 7,810 (2007).
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 Alamance Church Road frontage. There is a bond project to improve this street and it is scheduled for construction for 2016. This facility will be widened to a two lane divided median with sidewalk and bike lanes.
Transit in Vicinity:	Yes, route 13, Martin Luther King Jr. Drive and route 4, Benbow/Willow Road.
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.

POLICY 4G.1: Promote compact development.

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

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 1.0-acre subject site is currently developed with a single-family dwelling unit. Adjoining the site to the west and south are single-family dwelling units and to the east and north is currently undeveloped. Land uses in the immediate vicinity are predominantly single-family residential developments.

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.