



# Z-19-02-002

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

**Zoning Commission Hearing Date: February 18, 2019**

### GENERAL INFORMATION

<b>APPLICANT</b>	Keystone Group Inc., including and on behalf of the City of Greensboro
<b>HEARING TYPE</b>	Original Zoning and Rezoning Request
<b>REQUEST</b>	Original zoning and rezoning from County RS-30 (Residential Single Family), County AG (Agricultural) and City PI (Public and Institutional) to City R-5 (Residential Single-family - 5) and City PI (Public and Institutional).
<b>CONDITIONS</b>	N/A
<b>LOCATION</b>	601 Kallamdale Road, 4408 Near Sumner Church Road, portion of 4229 Short Farm Road, 5200-5216 Carol Avenue, and a portion of the US Highway 85 right of way
<b>PARCEL ID NUMBER(S)</b>	Various
<b>PUBLIC NOTIFICATION</b>	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). <b>170</b> notices were mailed to those property owners in the mailing area.
<b>TRACT SIZE</b>	30.668 Acres
<b>TOPOGRAPHY</b>	Slopes upwards toward the rear of the property.
<b>VEGETATION</b>	Wooded and residential.

### SITE DATA

<b>Existing Use</b>	<b>undeveloped and Single Family Dwellings</b>
<b>Adjacent Zoning</b>	<b>Adjacent Land Uses</b>
N City R-5 (Residential Single Family) City CD-RM-12 (Conditional District Residential Multifamily)	Single family and Multifamily residences

E	County RS-30 (Residential Single Family) County RS-40 (Residential Single Family)	Undeveloped, single family residences and place of religious assembly
W	City PI (Public and Institutional) County RS-30 (Residential Single Family)	Undeveloped
S	City PI (Public and Institutional) County RS-30 (Residential Single Family)	Undeveloped Single family residences

**Zoning History**

Case #	Date	Request Summary
N/A	N/A	Almost all of the subject property is not currently located in the City's jurisdiction.

**ZONING DISTRICT STANDARDS**

**District Summary \***

Zoning District Designation:	Existing (County RS-30)	Existing (County AG)	Existing (City PI)	Requested (City R-5)	Requested (City PI)
Max. Density:	1.0 unit per acre or less	N/A	N/A	5.0 units per acre or less	N/A
Typical Uses	Primarily intended to accommodate low density single-family detached residential development	Primarily intended to accommodate agricultural uses	Primarily intended to accommodate mid and large size institutional uses	Primarily intended to accommodate low density single-family detached residential development.	Primarily intended to accommodate mid and large size institutional uses

*\*These regulations may not reflect all requirements for all situations; see the City of Greensboro Land Development Ordinance for all applicable regulations for site requirements for this zoning district.*

**SPECIAL INFORMATION**

**Overlay District Ordinance/Historic Preservation**

The subject site is located (except for the southernmost properties along Carol Ave) within the SCOD-1 (Scenic Corridor Overlay District 1) of the Greensboro Urban Loop. Refer to the *Scenic Corridor Overlay Districts Design Manual* for details of the use and design standards applicable within these overlay districts.

**Environmental/Soils**

Water Supply Watershed Site drains S. Buffalo Creek, Non-Watersupply Watershed Watershed

Floodplains N/A

Streams Stream is onsite. A 50ft stream buffer is required measured from top of bank on each side.

Other: If >1 acre is disturbed and the impervious area (BUA) is increased, the site must meet current Phase 2 watershed requirements, water quality & water quantity control must be addressed.

**Utilities**

Contact Kenny Treadway 336-373-2897 for a water/sewer feasibility

**Airport Overlay District & Noise Cone**

N/A

**Landscaping & Tree Conservation Requirements**

There are no Landscaping or Tree Conservation requirements for single-family residential uses.

**Transportation**

Street Classification: Short Farm Road – Local Street.  
Kallamdale Road – Local Street.  
Near Sumner Church – Local Street.  
I-85 - Freeway

Site Access: All access(es) must be designed and constructed to the City of Greensboro standards.

Traffic Counts: N/A.

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. Sidewalk does not exist along the frontage of this property.

Transit in Vicinity: No.

Traffic Impact Study: No TIS required per TIS Ordinance.  
(TIS)

Street Connectivity: N/A.

Other: N/A.

## **IMPACT/POLICY ANALYSIS**

### **Land Use Compatibility**

The proposed **City R-5 (Residential Single-Family – 5)** and **PI (Public and Institutional)** 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 Residential**. The requested **City R-5 (Residential Single-Family – 5)** and **PI (Public and Institutional)** zoning districts are consistent with the **Mixed Use Residential** GFLUM designation. The Growth Strategy Map designates the subject site as being within **Growth Tier 1, Current Growth Area (2013 – 2019)**, which requires annexation into the City in order to access City services.

### **Connections 2025 Written Policies**

**Land Use Goal 4.3 – Growth at the Fringe:** 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 4F:** Initiate a fringe area growth management framework comprising the following elements:

- Create a Fringe Area Land Use Plan;
- Establish a “tiered” approach that designates growth areas for staged development, annexation, and extension of public facilities within the water and sewer service boundary;
- Define specific criteria for water and sewer extensions and annexations;
- Initiate designation of the fringe as Greensboro's extraterritorial jurisdiction; and
- Establish a proactive plan to provide infrastructure in advance of development, consistent with the growth “tiers” and Fringe Area Land Use Concept Plan.

**Policy 4G:** Improve the quality and patterns of development through incentives and regulatory guidelines.

**Community Character, Goal 5.2 – Man-Made Environment:** Preserve and enhance the character and visual quality of Greensboro’s built environment, including historic resources, private developments, and public landscapes.

**Policy 5E:** Improve the aesthetic quality of publicly owned and maintained landscapes.

**Policy 5F:** Implement and improve design standards governing the appearance of development from public roadways.

**Housing and Neighborhoods, Goal 6:** 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.

**Policy 6C:** Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

**Economic Development, Goal 7:** 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, including under-served areas such as East Greensboro.

**Policy 7A:** Target city investment and regulatory policies for economic development.

**Policy 7C:** Ensure that city land use policies and regulations allow for an adequate supply of land to accommodate economic development.

**Transportation, Goal 8:** Develop and maintain a safe, efficient, and environmentally sound transportation system that provides convenient choices for accessing destinations throughout Greensboro and the Triad, including a range of well-integrated transit, pedestrian, and bicycle linkages.

**Policy 8A:** Maintain a roadway network that safely and efficiently accommodates vehicular traffic while supporting other community objectives defined in the Comprehensive Plan.

### **Connections 2025 Map Policies**

**Mixed Use Residential:** This designation applies to neighborhoods or districts where the predominant use is residential and where substantial, compatible local-serving nonresidential uses may be introduced. Such use mixes are typically found in older, in-town neighborhoods that accommodate "corner stores" and other local services, as well as in newly developed traditional neighborhood developments (TNDs). This district is also applied in areas suited to a diverse mix of housing types and densities. Ensuring that buildings are of the appropriate scale and intensity is critical.

**Growth Tier 1, Current Growth Area (2013 – 2019):** Where infrastructure systems are in place, can be economically provided and/or will be proactively extended and where continued annexation and consolidation of the City's development pattern shall be encouraged over the next six years.

## **CONFORMITY WITH OTHER PLANS**

### **City Plans**

#### ***Sustainability Action Plan***

#### **Element 1) Transportation and Land Use:**

**Policy 1)** Encourage increased density, a mix of land uses and more integrated links between transportation and land use through changes to Greensboro's Comprehensive Plan, Development Ordinance and other related plans.

#### **Element 2) Green Jobs and Buildings:**

**Policy 3)** Develop a coordinated City program to provide technical support, energy audits and education and outreach to increase energy efficiency and conservation in commercial and residential buildings.

**Policy 4)** Use a combination of code changes, incentives, partnerships and education to promote green building in Greensboro.

**Policy 6)** Promote more efficient use of water through education, partnerships and pilot projects.

#### **Element 3) Waste Reduction and Recycling:**

**Policy 7)** Employ a combination of expanded recycling infrastructure, regulations and incentives to increase Greensboro's solid waste diversion and recycling rates.

#### **Element 6) Education and Outreach:**

**Policy 11)** Provide technical support, awards and recognition to individuals and organizations furthering Greensboro's energy and sustainability efforts.

**Other Plans**

n/a

**STAFF ANALYSIS AND RECOMMENDATION**

**Community Outreach**

Applicant is strongly encouraged to discuss this proposed original zoning and rezoning with owners of surrounding properties.

The subject site is located within the area(s) eligible for the following economic development incentive or assistance program(s):

- Economic Development Impact Zone 2 (local).

**Staff Analysis**

The 30.668 acre subject site is a combination of undeveloped lots and single-family dwellings. Uses to the north include single family and multifamily dwellings (zoned City R-5 and City CD-CD-RM-12). Uses to the east, south and west are a combination of undeveloped land and single family dwellings zoned County RS-30 , County RS-40 and City PI.

The Comprehensive Plan's Future Land Use Map designates this site as Mixed Use Residential. The Mixed Use Residential designation applies to neighborhoods or districts where the predominant use is residential and where substantial, compatible local-serving nonresidential uses may be introduced.

This proposed request is consistent with the Comprehensive Plan's Housing and Neighborhoods goal to 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. It is also consistent with the Growth at the Fringe goal to provide a development framework for the fringe that guides sound, sustainable patterns of land use and the Community Facilities goal to 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.

The proposed City R-5 and City PI zoning districts will allow for the development of new residential uses in harmony with surrounding development while also supporting future development of nearby public facilities to support this and other future developments in this area.

This request is consistent with the intent and purpose of the zoning code, the Comprehensive Plan (Connections 2025) and is generally compatible with the existing development and trend in the surrounding area.

**Staff Recommendation**

Staff recommends **approval** of the requested **City R-5** (Residential Single-Family - 5) and **City PI** (Public and Institutional) zoning district.