



Z-19-03-006

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

Zoning Commission Hearing Date: March 18, 2019

GENERAL INFORMATION

| | |
|----------------------------|---|
| APPLICANT | City of Greensboro – Parks and Recreation |
| HEARING TYPE | Original Zoning Request |
| REQUEST | County AG (Agricultural) to City PNR (Parkland and Natural Resource Areas). |
| CONDITIONS | N/A |
| LOCATION | 1638-1640 Oakleigh Road |
| PARCEL ID NUMBER(S) | 7895291033 |
| 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). 10 notices were mailed to those property owners in the mailing area. |
| TRACT SIZE | 5.08 Acres |
| TOPOGRAPHY | Flat |
| VEGETATION | Heavily wooded |

SITE DATA

| | |
|--|---------------------------|
| Existing Use | Single-family dwelling |
| Adjacent Zoning | Adjacent Land Uses |
| N City PNR (Parkland and Natural Resource Areas) | Park |
| E County AG (Agricultural) | Contractor Yard |
| W County AG (Agricultural) | Single-family dwelling |
| S County AG (Agricultural) | Undeveloped |

Zoning History

| Case # | Date | Request Summary |
|--------|------|---|
| N/A | N/A | The subject property is not currently located in the City's jurisdiction. |

ZONING DISTRICT STANDARDS

District Summary *

| Zoning District Designation: | Existing (County AG) | Requested (City PNR) |
|------------------------------|---|--|
| Max. Density: | N/A | N/A |
| Typical Uses | Primarily intended to accommodate various agricultural uses and support facilities. | Primarily intended to accommodate large size (over 10 acres) public and quasi-public lands such as major regional parks and recreation areas |

**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

n/a

Environmental/Soils

Water Supply Watershed Site drains to N. Buffalo Creek, non-watersupply watershed

Floodplains >2000LF

Streams Blue Line stream is on site. A 50ft stream buffer measured from top of bank on each side is required. Any disturbance within the stream buffer will require a letter of 'No Practical Alternative' explaining why the disturbance must take place within the stream buffer.

Other: If >1acre is disturbed and the BUA is increased, site must meet Phase 2 requirements – water quality and water quantity control must be addressed

Utilities (Availability)

Request a water/sewer feasibility from Kenny Treadway 336-373-2055

Airport Overlay District & Noise Cone

n/a

Landscaping & Tree Conservation Requirements

Landscaping:

Street Yards:

Street planting yards must be installed abutting public street rights-of-way. The required street planting yard must have a minimum width of 10 feet (as measured from the outside edge of the right-of-way or the back of the sidewalk, whichever is further from the street centerline) and include at least 2 canopy trees and 17 shrubs per 100 linear feet of required street planting yard, not including allowed driveways.

Buffer Yards:

Adjacent to warehousing, storage, and freight handling uses: Type C buffer yard, with an average width of 15', a minimum width of 10', and a planting rate of 2 canopy trees, 3 understory trees, and 17 shrubs per 100 linear feet.

Adjacent to single-family residential uses: Type B buffer yard, with an average width of 25', a minimum width of 20', and a planting rate of 3 canopy trees, 5 understory trees, and 25 shrubs per 100 l.f.

Parking Lots:

Trees for required parking spaces: 1 canopy tree per 12 spaces, in islands or medians within the parking lot.

Tree Conservation:

For 5.08 acres, 5% of parcel size to be dedicated in critical root zone for Tree Conservation.

Transportation

Street Classification: Oakleigh Road - Local Street.
I-840 – Freeway.

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

Traffic Counts: No.

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 a portion of 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 PNR (Parkland and Natural Resources Areas)** 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 Residential (3 – 5 d.u./acre)**. The requested **City PNR (Parkland and Natural Resources Areas)** zoning district is generally consistent with the **Low Residential (3 – 5 d.u./acre)** GFLUM designation. The Growth Strategy Map designates the subject site as being within Growth Tier 2, Current Growth Area (2019 – 2025).

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.

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

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.

Growth Tier 2, Current Growth Area (2019 – 2025): Annexations will generally be discouraged until the full complement of City services can be efficiently provided, which is currently projected beyond the next 6 years. The Growth Strategy Map is primarily used as a capital improvement and annexation planning tool and should be reviewed and updated annually prior to the budget planning process. Since this request is expanding an existing City facility no additional demand on public infrastructure are anticipated at this time.

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 rezoning and development with owners of surrounding properties.

Staff Analysis

The 5.08-acre subject property is currently contains a single family dwelling. North of the request is a City Park zoned City PNR. East of the request is a contractors yard zoned County AG. South and west of the request is a single-family dwelling and undeveloped property zoned County AG.

The subject site is currently located in the County. The Growth Strategy Map designates the subject site as being within Growth Tier 2, Future Growth Area (2019 – 2025). While annexations are typically discouraged in Growth Tiers 2 and 3, this request is adding land to an existing City park facility and is not anticipated to create additional demands on existing City infrastructure. The Planning Board recommended approval of the associated annexation request for this property on February 20, 2019, after concluding this property can be served by required City services.

The Comprehensive Plan's Future Land Use Map designates this area as Low Residential. This category includes City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within the density range of 3-5 dwelling units per acre. Expanded park facilities would also be anticipated to serve this future residential development.

The request for original zoning of PNR (Parkland and Natural Resources Areas) is needed to connect the subject property with the existing Keeley Park facilities. The request is consistent with the Growth at the Fringe goal to promote sound and sustainable patterns of land use at the City's fringe 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.

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 PNR (Parkland and Natural Resources Area)** zoning district.