



PLZ-23-23

City of Greensboro Planning Department
Zoning Staff Report

City Council Hearing Date: June 20, 2023

GENERAL INFORMATION

APPLICANT	Mark Disney for Karen A. and David L. Parks
HEARING TYPE	Rezoning Request
REQUEST	R-3 (Residential Single-family - 3) to R-5 (Residential Single-family - 5)
CONDITIONS	N/A
LOCATION	4334 Four Farms Road
PARCEL ID NUMBER(S)	7847215217
PUBLIC NOTIFICATION	The notification area for this public hearing was 750 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). 38 notices were mailed to those property owners in the mailing area.
TRACT SIZE	7.82 acres
TOPOGRAPHY	Undulating
VEGETATION	Mostly wooded

SITE DATA

Existing Use	Single-family dwelling	
	Adjacent Zoning	Adjacent Land Uses
N	R-3 (Residential Single-family - 3)	Single-family dwellings
E	CD-RM-8 (Conditional District-Residential Multi-family-8) and RM-8 (Residential Multi-family-8)	Multi-family dwellings
S	R-3 (Residential Single-family-3)	Single-family dwellings

W R-3 (Residential Single Family - 3) and Single-family dwellings and tourist home/bed
Special Use Permit and breakfast

Zoning History

Case #	Date	Request Summary
2008-12	June 30, 2008	The subject property is currently zoned R-3 (Residential Single Family - 3). This has been the zoning on the property since it was rezoned from County RS-12.

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (R-3)	Requested (R-5)
Max. Density:	3 dwelling units/acre	5 dwelling units/acre
Typical Uses	Typical uses in the R-3 district include single family residential dwellings of up to 3 units per acre.	Typical uses in the R-5 district include single family residential dwellings of up to 5 units per acre.

**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 not located within an overlay zoning district.

The subject site is not:

- Located in a City of Greensboro Historic District or Heritage Community
- Designated as a Guilford County Landmark Property
- Recognized as a State of North Carolina Historic Site
- Listed in the National Register of Historic Places
- Located in a National Register Historic District

Environmental/Soils

Water Supply Watershed Site drains to Greensboro WS-III, Watersupply Watershed, Horsepen Creek Watershed

Floodplains N/A

Streams Blue Line and Non-Blue Line streams are onsite. Non-Blue Line streams must be identified for stream buffers.

Other: Site must meet current watershed requirements, Water Quality and Water Quantity control must be addressed. Maximum BUA for High Density Development is 70%. Site is within the 5 statute mile radius of the PTI airport. No SCM/BMP is allowed that holds a normal pool elevation unless supporting

engineering documentation is provided. State / Corps permits are required for any stream or wetland disturbance or crossing.

Utilities (Availability)

Water and sewer are available on Four Farms Road. A sewer outfall is also available south of the property. Private developer will need to extend water and sewer to City of Greensboro’s Water and Sewer Design Standards.

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: Four Farms Road – Collector Street.
Horse Pen Creek Road – Minor Thoroughfare.

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

Traffic Counts: None Available.

Trip Generation: N/A.

Sidewalks: Sidewalks are a requirement of the Development Ordinance and shall be installed per the Streets Design Standards Manual. Sidewalk does not currently 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 **R-5 (Residential, Single Family – 5 du/ac)** zoning district would allow land uses that are compatible with the general character of the area.

GSO2040 Comprehensive Plan Policies

The **GSO2040** Future Land Use Map designates this location as **Residential**. The requested **R-5 (Residential, Single Family – 5 du/ac)** zoning district would allow uses that are consistent with those described in the **Residential** future land use designations. The **GSO2040** Future Built Form Map designates this location as **Urban General**.

GSO2040 Written Policies

Filling In Our Framework – How we arrange our land uses for where we live, work, attend school, shop and enjoy our free time can create a more vibrant and livable Greensboro.

Goal A – Greensboro is recognized and admired for its attractive, walkable and compact mixed-use activity centers where people live, work and enjoy life.

Strategy 1 – Encourage higher density, mixed-use, walkable infill development.

Goal B – Greensboro attracts world-class development to transform underutilized sites and buildings into valued assets that complement their surroundings.

Strategy 2 – Establish infill development guidelines that ensure revitalized sites will be of high quality and complement existing neighborhood character.

Creating Great Places - Creating interesting and attractive places and vibrant public spaces in neighborhoods, across Greensboro, in downtown and with our historic resources.

Goal A - Greensboro's citywide network of unique neighborhoods offer residents of all walks of life a variety of quality housing choices.

Strategy 1 - Protect and enhance the unique character of every neighborhood.

Strategy 2 – Meet housing needs and desires with a sufficient and diverse supply of housing products, prices and locations.

Prioritizing Sustainability - Greensboro has a strong leadership role in environmental stewardship, social equity, and a resilient economy

Goal A - Greensboro advances environmental stewardship, taking care of our natural resources and the natural systems that support all living things.

Strategy 1 - Promote resilient, efficient and environmentally beneficial patterns of land use.

GSO2040 Map Policies**Future Land Use Map**

Future Land Uses: Broad areas based on the main character of land uses that we want to see in the future. These are not intended to be exclusive; it is assumed that there are a variety of uses in each area, but the designation reflects the area's predominant character.

Residential: Includes both single-and multi-family residential. Other uses should generally be in the scale of a Neighborhood or a District Scaled Activity Center as described in the Future Built Form Map, in a form that is appropriate to the character of the area. Many residential areas include commercial corridors, and future development along these corridors should be oriented to the corridor to avoid negative impacts to adjacent residences.

Future Built Form Map

Place Types: Areas that have a consistency of character, identity or purpose and that are most often bounded by corridors, natural features, or parks that create transition or separation from other neighborhoods that may not share the same characteristics.

Urban General: Should reflect these characteristics:

1. Setbacks, building orientation, building materials, height, and scale of residential buildings are considered within the existing neighborhood context.

2. New housing helps increase the range of choice, supply, and adds additional appropriately-scaled density with: Missing Middle housing; mid-rise multi-family; and high-rise multi-family in Activity Centers and along Mixed-Use Corridors.
3. Transitions between neighborhoods and different land uses provide continuity in scale, density, intensity with adjacent uses.
4. Cut-through traffic is minimized.
5. New freestanding or expanded business areas are created within or adjoining an existing Activity Center or as part of creating a new Activity Center.
6. Exterior building materials are durable, sustainable, and contribute positively to the character of the public realm.
7. The size and impact of surface parking lots is minimized through landscaping, screening, narrow curb-cuts, and use of glare-free, no-spill lighting.
8. New sidewalks contribute to the completion of a sidewalk network.

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.

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 subject property is approximately 7.82 acres and is currently contains a single-family dwelling unit. North of the subject property are single-family dwellings, zoned R-3. East of the subject property are multi-family dwelling units, zoned CD-RM-8 and RM-8. South and west of the subject property are single-family dwellings, zoned R-3. There is a property to the southwest of the subject property that also has a Special Use Permit for a tourist home/bed and breakfast, zoned R-3.

The proposed rezoning request supports both the Comprehensive Plan's Creating Great Places goal to expand Greensboro's citywide network of unique neighborhoods offering residents of all walks of life a variety of quality housing choices and the Building Community Connections goal to maintain stable, attractive, and healthy places to live and raise families.

The Comprehensive Plan's Future Land Use Map designates this property as Residential and the Comprehensive Plan's Future Built Form Map currently designates this property as Urban

General. Applicable characteristics of the Urban General classification include, but are not limited the following:

1. Setbacks, building orientation, building materials, height, and scale of residential buildings are considered within the existing neighborhood context.
3. Transitions between neighborhoods and different land uses provide continuity in scale, density, intensity with adjacent uses.
5. Exterior building materials are durable, sustainable, and contribute positively to the character of the public realm.
6. New sidewalks contribute to the completion of a sidewalk network.

The proposed R-5 zoning district permits similar uses to the existing R-3 zoning but allows for greater flexibility on individual lot configuration and a small increase in residential density. The request is consistent with the residential zoning designations surrounding the subject property.

This request is consistent with the intent and purpose of the zoning code, the Comprehensive Plan (**GSO2040**) and is generally compatible with the existing development and trend in the surrounding area.

Staff Recommendation

Staff recommends **approval** of the requested **R-5 (Residential Single-family - 5)** zoning district.