



PL(Z) 24-03

City of Greensboro Planning Department
Zoning Staff Report

City Council Hearing Date: February 20, 2024

GENERAL INFORMATION

APPLICANT	Tom Terrell for Chris Raughley of Pulte Home Company LLC on behalf of Jo Ann T. Parrish
HEARING TYPE	Annexation and Original Zoning Request
REQUEST	County AG (Residential Single-family) to City R-5 (Residential Single-family – 5)
CONDITIONS	N/A
LOCATION	Portion of 1879 Cude Road and Cude Road Right-of-way
PARCEL ID NUMBER(S)	A portion of 7816072277
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). 48 notices were mailed to those property owners in the mailing area.
TRACT SIZE	0.23 acres total (0.03 acres is private land and 0.20 is area within the Cude Road right-of-way)
TOPOGRAPHY	Flat
VEGETATION	None

SITE DATA

Existing Use	Undeveloped land
Adjacent Zoning	Adjacent Land Uses
N City CD-R-5 (Conditional District - Residential Single-family – 5)	Undeveloped land
E City CD-R-5 (Conditional District - Residential Single-family – 5)	Undeveloped land

S	County AG (Agricultural)	Single-family dwellings
W	County AG (Agricultural)	Single-family dwellings

Zoning History

Case #	Effective 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	Existing	Requested
Designation:	(County AG)	(R-5)
Max. Density:	1 dwelling per acre	Up to 5 dwellings per acre
Typical Uses	Typical uses in the County AG district include those uses of an agricultural nature, including farm residences and farm tenant housing. It also accommodates scattered non-farm residences on large tracts of land.	Typical uses in the R-5 district include single family residential of up to 5 dwelling 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 partially located within the SCOD-2 (Scenic Corridor Overlay District 2) of the Greensboro Urban Loop. Consult the Scenic Corridor Overlay Districts Design Manual, for detailed applicable requirements and guidelines for architecture, lighting, signage, landscaping and other elements.

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, Water-supply Watershed, Upper Reedy Fork Creek Sub-basin

Floodplains N/A

Streams N/A

Other: If the site continues to remain single-family, then site does not need to address Water Quality or Water Quantity Control. If the site is developed as multi-family or commercial, both Water Quality and Water Quantity Control must be addressed to meet current watershed requirements. If developed, all new BUA must be treated by a State approved water quality BMP/SCM and any existing BUA that would drain to the BMP/SCM to the maximum extent practicable. Site is also located within the PTI 5 mile statue radius. No BMP/SCM that holds a normal pool elevation is allowed without engineer’s documentation stating why this type of water quality device must be utilized.

Utilities (Availability)

A 16” waterline is on the west side of Cude Road. A 12” force main is on the east side of Cude Road that cannot be tied onto. 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: Cude Road – Collector Street.

Ballard Road – Collector Street.

Site Access:

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

Traffic Counts:

None Available.

Trip Generation:

24 Hour = 3,246, AM Peak Hour = 230, PM Peak Hour = 306.

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: Yes, required per TIS Ordinance. Please see the end of this staff report
(TIS) for the Executive Summary of the **DRAFT** TIS.

Street Connectivity: N/A.

Other: N/A.

IMPACT/POLICY ANALYSIS

Land Use Compatibility

The proposed **City R-5 (Residential Single-family – 5)** zoning district would allow land uses that are compatible with the general character of the area.

GSO2040 Comprehensive Plan Policies

The Western Area Plan designates this area as **Agricultural**. The proposed **City R-5 (Residential Single-family – 5)** zoning district, as conditioned, would allow uses that are generally consistent with those described in the **Agricultural** future land use designations. The **GSO2040** Future Built Form Map designates the subject site as **Exurban**; if this original zoning and annexation request is approved, the portion of the subject site currently designated as **Exurban** is considered to be re-designated to the **Urban General** place type. The Growth Tiers map identifies the western side of the subject site as being within **Growth Tier 1**.

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 2 – Ensure mixed use projects both strengthen and add value to the community.

Building Community Connections – Greensboro is unique and memorable based on our quality of life, culture, arts and places and the ties that bind us together as a community.

Goal E – Everyone does their part to maintain stable, attractive, and healthy places to live and raise families.

Strategy 3 – Improve the city’s housing through effective use of code enforcement and the strategic leveraging of resources.

GSO2040 Map Policies

Future Land Use Map

The properties in question are located outside of the city limits and the **GSO2040** planning area, but it is located in the Western Area Plan. The future land uses from that plan adjacent to the properties are described below.

Future Built Form Map

Place Types: The **GSO2040** Plan focuses most new growth into Activity Centers. Incremental growth is what will create the Greensboro that this plan envisions. The Place Type designations help assure that this incremental growth fits in with and strengthens the existing context. 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.

These areas do not have to be uniform in land use or intensity to create and maintain a recognizable identity, but deviations from the basic pattern should not be abrupt or visually disruptive. Neighborhoods within them should have sufficiently identifiable character and edges so that it is obvious what is included within them.

Place Types with a mix of uses or densities have the greatest capacity to absorb development that is not disruptive of the existing pattern. This ability to absorb new development is also found along neighborhood edges separating one community from another, and seams, which are the lines along which two neighborhoods are related and joined together.

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

Western Area Plan

Residential Area (R) Recommendations

R 1: New housing development should continue in a development pattern that is respectful of existing neighborhoods as well as natural, agricultural, historic, and cultural resources

R 2: Continue a less intense development pattern in the rural areas.

“New development should be compatible to existing residential neighborhoods and respectful of existing agricultural and historic properties. Less intense development patterns, similar to what exists today in the Western Area, are appropriate in the rural residential areas of the plan. Conservation subdivisions are one common method developers can use to preserve critical resources while providing a home product demanded by the market.”

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 original zoning and development with owners of surrounding properties.

Staff Annexation Analysis

The subject property is currently located in the County. On September 1, 2020 the Planning and Zoning Commission assumed responsibility for reviewing annexation petitions and making a recommendation to City Council regarding annexation requests. Upon submittal of a valid annexation petition, Planning staff forwards annexation requests to City services providers. These service providers include Water Resources (water and sewer), Fire Marshal’s Office, Police Department, and Solid Waste (trash and recycling services). Each service provider has stated that infrastructure is in place or will be in place to provide City services to this location. The Technical Review Committee also recommended approval of this annexation request at its December 22, 2023 meeting. This property is located within the Tier 1 Growth Area on the Growth Strategy map in the Comprehensive Plan.

Staff Original Zoning Analysis

The subject property is approximately 0.23 acres total. 0.03 acres is private land and 0.20 is area within the Cude Road right-of-way. The private property is currently undeveloped. The majority of this request is Cude Road right-of-way. North and east of request contain single-family dwellings, zoned County City CD-R-5 (Conditional District - Residential Single-family – 5). South and west of the request contains single-family dwellings, zoned County AG (Agricultural).

The proposed original zoning 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 Western Area Plan’s Preferred Land Use Concept designates the properties as Agricultural. The Agricultural designation makes the following recommendations:

- AG 1: Preserve existing farm lands for active agriculture use.
- AG 2: Promote farming as a viable occupation and way of life for current and future generations.
- AG 3: Expand market for locally-grown and locally-produced goods.

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 to the following:

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.

The proposed R-5 zoning district is primarily intended to accommodate low-density single-family detached residential development of up to 5 dwelling units per acre. The proposed original zoning request allows uses that are similar to existing uses in the surrounding area.

This request is consistent with the intent and purpose of the zoning code, inconsistent with 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.