

REZONING CASE #08-01-GCPL-00341 CU-RPD TO AMENDED CU-RPD

Nature of the Request

This request is to amend Rezoning Case #36-04 CU-PDR to change permitted uses on residential Lot 15 and a portion of Lot 16 to permit a swim club for the use of residents of the Ridgecrest development.

Uses(s) and Condition(s):

The existing CU-RPD is for residential use with the following conditions: (1) maximum of 72 lots; and, (2) to be developed in accordance with a submitted sketch plan.

The proposed Amended CU-RPD is for all current uses approved for the Ridgecrest Unified Development Plan amending residential uses for Lot 15 and a portion of Lot 16 to swim and clubhouse uses for residents of the Ridgecrest Community only. The conditions currently approved will remain the same (see above existing conditions.)

District Descriptions: The RPD, Rural Preservation District, is intended to accommodate rural developments designed to preserve rural character, significant man-made features, and environmentally sensitive areas. The district permits open space, recreational, agricultural, residential, and limited neighborhood business and office uses that are part of a unified design.

Property Specifics

Applicant/property owner: Ridgewood of Greensboro, etal.

Property location: Located on the east side of Ridgeline Drive at Phillips Farm Road in Deep River Township.

Legal description: Being Guilford County Tax Map 94-6944, Block 1188, Part of Parcel 24, approximately 0.711 acres.

Zoning History of Denied Cases: Rezoning Case #24-04

Character of the Area

Existing Land Use(s) on the Property: Vacant

Surrounding Uses:

North: Ridgecrest Development Vacant
South: Ridgecrest Development Vacant
East: Ridgecrest Development Vacant
West: Ridgecrest Development Vacant

Historic Properties: There are inventoried properties in the vicinity of the property. No cemeteries are shown to be on this property but efforts should be made to rule out the potential of unknown gravesites.

Infrastructure and Community Facilities

Public School Facilities: Colfax Elementary; Southwest Middle; Southwest High. Per Guilford County Schools, does not foresee any new impact in student generation other than what has already been reported.

Emergency Response:

Fire Protection District: Colfax

Miles from Fire Station: Approximately 2.8 miles

Water and Sewer Service:

Provider: Private Septic Systems and Wells

Within Service Area: No

Feasibility Study or Service Commitment: No

Transportation:

Existing Conditions: N/A

Proposed Improvements: None

Existing residential subdivision streets

Projected Traffic Generation: N/A

Environmental Assessment

Topography: Gently rolling. Soil types include: Madison clay loam, 2 to 6 percent slopes, eroded (McB2).

Regulated Floodplain/Wetlands: The property is located in zone "X", area determined to be outside the 0.2% annual chance floodplain, according to FIRM 3710689600J.

Streams and Watershed: The property is located within the Greensboro Watershed.

Land Use Analysis

Land Use Plan: Airport Area Plan (2002)

Plan Recommendation: Low Density Residential

Consistency: This request is consistent with the adopted land use plan for the area and is compatible with the surrounding land uses and is in the public interest.

Staff Recommendation

Staff recommends approval. Approval of this amendment will permit the establishment of a swim club amenity for the Ridgecrest neighborhood