

REZONING CASE #08-02-GCPL-00905 AG & RS-40 to CU-PD-R

(Continued from March 12, 2008 Planning Board meeting.)

Nature of the Request

This request is to rezone approximately 61 acres from AG and RS-40 to CU-PD-R to allow the development of a Planned Unit Development for multi-family residential structures at a density of 5.70 units per acre.

USE(S): All uses limited to residential units designed for sale.

CONDITION(S):

1. The developer shall provide a minimum of twelve (12) acres of open space on the subject property and the open space (except for that open space required under the Development Ordinance) may be used for amenities such as a pool, clubhouse, walking trail, and the like.
2. A public street connection shall be provided across the subject property from Southeast School Road to the western property line.
3. A minimum of a Type A planting yard rate (per the City of Greensboro Development Ordinance) shall be provide along the northern property line.
4. Any units built within 150 feet of the existing single family home, which is owned by Gary Davis, shall be limited to one above ground story.
5. The maximum height of any structure shall be limited to two above ground stories and shall not exceed thirty five (35) feet.
6. Sidewalks shall be provided along Southeast School Road.
7. All roadway improvements, including drive alignments, road widening, and turn lane installation, shall be subject to NCDOT standards.
8. Tree preservation areas shall be identified in accordance with the City of Greensboro Development Ordinance.

District Descriptions:

The AG, Agricultural District, is primarily intended to accommodate uses of an agricultural nature, including farm residences and farm tenant housing. It also accommodates scattered non-farm residences on large tracts of land. It is not intended for major residential subdivisions.

The RS-40, Residential Single-Family District, is primarily intended to accommodate single-family detached dwellings on large lots in areas within a designated watershed and without access to public water and wastewater services. The district is established to promote single-family detached residences where environmental features, public service capacities or soil characteristics necessitate very low density single-family development.

The PD-R, Planned Development Residential District, is intended to accommodate a variety of housing types developed on large tracts in accordance with a Unified Development Plan. The PD-R District also accommodates neighborhood business and office uses which primarily serve nearby residents.

Property Specifics

Applicant/property owner: J. Clark Causey Estate, etal

Property location: Located on the west side of Southeast School Road (SR 3330) south of Forest Valley Drive (SR 3600) in Clay Township.

Legal description: Being Guilford County Tax Map 4-225, Block 409-SE, Parcel 3; and, Tax Map 9-581, Block 410, Parcels 2, 8, 20, and 42, approximately 61.4 acres.

Zoning History of Denied Cases: None

Character of the Area

The area is primarily characterized by mixture of low to medium-density residential developments.

Existing Land Use(s) on the Property: Vacant/ Wooded

Surrounding Uses:

North: Low to moderate density residential

South: Low density residential and office

East: Across Southeast School Road: Guilford County High and Middle Schools and Church

West: Vacant

Historic Properties: There are no known inventory properties located on or near this property. No cemeteries are shown to be on the property but efforts should be made to rule out the potential of unknown gravesites.

Infrastructure and Community Facilities

Public School Facilities: Alamance Elementary; Southeast Middle; Southeast High

<u>School Name</u>	<u>Capacity</u>	<u>Capacity w/Mobiles</u>	<u>Students 2007-09-Proj</u>	<u>Mobile Classrooms</u>	<u>Impact in students</u>
Alamance ES	826	906	829	4	97-100
Southeast MS	858	1118	1017	13	50-51
Southeast HS	1040	1380	1314	17	62-64

Remarks: This development adds to the growing development of the Southeast area of the county. A future bond referendum is warranted.

Emergency Response:

Fire Protection District: Alamance

Miles from Fire Station: Approximately 1.1 miles

Water and Sewer Service:

Provider: Public Water and Sewer (Greensboro)

Within Service Area: Yes (Greensboro)

Feasibility Study or Service Commitment: Yes

Transportation:

Existing Conditions: No count available

Proposed Improvements: Subject to NCDOT standards

Projected Traffic Generation: 1862 trip per-24 hours

Environmental Assessment

Topography: Gently rolling to moderate slopes. Soil types include: Appling sandy loam, 6 to 10 percent slopes (ApC); Cecil sandy loam, 2 to 6 percent slopes (CcB); Enon fine sandy loam, 2 to 15 percent slopes (EnB, EnC, EnD); Mecklenburg sandy clay loam, 2 to 10 percent slopes, eroded (MhB2, MhC2); Wehadkee silt loam (Wh).

Regulated Floodplain/Wetlands: The property is located in zone "X", area determined to be outside the 0.2% annual chance floodplain, according to FIRMS 3710789000J and 3710789100J

Streams and Watershed: The property is located within Lake Mackintosh Watershed. An intermittent stream flows across the eastern portion of the property.

Land Use Analysis

Land Use Plan: Updated Alamance Creek Area Plan, adopted 2008

Plan Recommendation: Conditional Residential Single Family at four (4) residential units per acre, with the following compatibility considerations: density, surrounding zoning, transportation network, water/sewer availability, development conditions, enhanced compatibility and landscaping. Additionally, the Guilford County Comprehensive Plan Residential Rezoning Matrix should be used in assessing this request.

Consistency: Items 1 through 5 have been addressed to aid in determining the Plans consistency with this PDR Request:

- 1. Surrounding Land Uses:** Majority of this request is compatible with surrounding office zoning and public institutional and single family residential uses. Although Townhomes, this request meet the definition of single family residential uses, per the Guilford County Development Ordinance.

Enhance buffering conditions have been incorporated to minimize impacts to the one surrounding property that this proposed project would have the greatest impact on. Additionally, proposed turn lane enhancements along Southeast School Road will assist to maintain level of services to this corridor.

2. **Proposed Density and Zoning:** Proposed densities of 5.7 units per acre exceed the Plan's recommendations; however, begin to meet the intent of the County Residential zoning matrix when considering several surrounding non-residential uses and conditions applied with the request which will be addressed below.
3. **Transportation Network:** Impacts on the network will be minimized along Southeast School Road through requirements places on drive cut approval through NCDOT and the Site WSSA with the City of Greensboro. Off-site network impacts will increase due to the increased number of vehicles associate with this request and the area's general increase in population.
4. **Water and Sewer Availability:** With public utility availability increase, density and PDR zoning can be applied reducing any negative impacts on any surrounding private wells.
5. **Development Conditions, Lot Design, and Enhanced Buffering:** Through proposed design conditions, site layout, and buffering standards, impacts on surrounding uses will be minimized.

Consistency: This request is consistent with the adopted 2008 Alamance Creek Area Plan Update. Conditions and site design standards reflect plan consistency and surrounding use compatibility and concern for the public interests.

Staff Recommendation

Staff recommends approval. Rezoning requests for higher densities and greater intensive uses have begun to follow the release of public water and sewer services to this portion of Guilford County. Through conditions and design standards proposed with this PD-R request, the area will benefit from greater housing choices coupled with compatible quality site design.