

Nature of the Request

The request is to rezone approximately 70 acres from Agricultural (AG) to Conditional Use Planned Development Mixed (CU-PDM).

Use(s): All permitted in the PD-M zoning district.

Condition(s):

1. The developer shall provide for a minimum of 11.53 acres of open space on the subject property.
2. All roadway improvements, including drive alignments, road widening, and turn lane installation, shall be subject to the North Carolina Department of Transportation standards.
3. Tree preservation areas shall be identified in accordance with City of Greensboro Development Ordinance.
4. Interior pedestrian circulation between the principal buildings, and between the principal buildings and public sidewalks, shall be provided through the use of clearly defined walkways. For the purposes of compliance with this condition, walkways may be designated by painted cross-hatched areas.
5. The property will be designed and developed in a unified manner and will incorporate similar and complementary architectural features such as masonry materials and roof materials, planting materials, signage, lighting, and paving surfaces.

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 PD-M District is intended to accommodate residential, commercial and light industrial uses developed on large tracts in accordance with a Unified Development Plan.

Property Specifics

Applicant/property owner: W.A. Kennedy, Jr., Revocable Trust.

Property location: Located at the southwest intersection of NC Hwy 68 North and Leabourne Road (SR 2016) in Deep River Township.

Legal description: Being Guilford County Tax Map 10-520, Block 1055, Parcel 7, approximately 70.27 acre.

Zoning History of Denied Cases: None

Character of the Area

The subject property is located in a portion of Guilford County that is beginning to experience land uses changes due to impacts from the Piedmont Triad International Airport and the extension of public water and sewer serves into the area.

Existing Land Use(s) on the Property: Vacant

Surrounding Uses:

North: Across Leabourne Road, Residential and future GCTCC Campus

South: Vacant and Residential

East: Vacant and Residential

West: Riding Stable

Historic Properties: There are no 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; Northwest Middle; Northwest High

<u>School Name</u>	<u>Capacity w/Mobiles</u>	<u>Capacity 2008-09-Proj</u>	<u>Students Classrooms</u>	<u>Mobile in students</u>	<u>Impact</u>
Colfax ES	763	963	648	10	134-136
Northwest MS	832	1292	892	23	68-70
Northwest HS	1635	2175	2153	27	85-87

Emergency Response:

Fire Protection District: Oak Ridge

Miles from Fire Station: Approximately 1.3 miles

Water and Sewer Services:

Provider: Public Water and Sewer (Greensboro)

Within Service Area: Yes

Feasibility Study or Service Commitment: Yes

Transportation:

Existing Conditions: In 2006, NCDOT Traffic counts for Leabourne Road, a two-lane Collector Street, indicate there were 2,016 trips per day near its intersection with NC Highway 68 North, a two-lane major thoroughfare.

Proposed Improvements: Improvements to both Leabourne Road and NC Hwy 68 will be needed in order to keep the same Level of Service. Driveway permits to be approved through NCDOT.

Projected Traffic Generation: Based upon the Traffic Impact Analysis conducted by John Davenport Engineering Inc., this development is projected to produce 21,317 trips per 24 hour period.

ENVIRONMENTAL ASSESSMENT

Topography: Gently rolling to steep slopes. Soil types include: Madison sandy loam 0 to 25 percent slopes (McB2, McC2, McD2 & McE2) and Chewacla sandy loam (Ch)

Regulated Floodplain/Wetlands: There is no floodplain located on this property.

Streams and Watershed: The property is located within the Greensboro Watershed. There appears to be three (3) intermittent streams located on the property

Land Use Analysis

Land Use Plan: Airport Area Plan (2002)

Plan Recommendation: Mixed Use

Consistency: This request is consistent with the intent of the Airport Area Plan and compatible with the surrounding residential and non-residential uses.

Staff Recommendation

Staff recommends approval. Rezoning this property to CU-PDM will permit the applicant to develop the property with approximately 40 acres of Shopping Center and 400 multi-family residential units. Conditions applied to the request will need to be properly monitored and adjusted by NCDOT as the site develops.