

## **Nature of the Request**

This request is to rezone approximately 46 acres to CU-PD-R to permit the establishment of a single-family residential major subdivision with 35 residential lots. If approved, this property will be added to the adjacent property within Summerfield, NC which was recently zoned to permit up to twenty residential lots on 30 acres.

Use(s): All uses permitted in the PD-R Zoning District.

Condition(s): A maximum of 35 single family residential lots.

## **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:** Shugart Management, Inc.

**Property location:** Located on the east side of Northwest School Road (SR 2131) approximately 2,000 feet south of Bunch Road (SR 2128) in Bruce Township.

**Legal description:** Being Guilford County Tax Map 10-652, Block 987, Part of Parcel 2, approximately 46.06 acres.

**Zoning History of Denied Cases:** None

## Character of the Area

Uses in this portion of the County are primarily low density residential and intuitional.

**Existing Land Use(s) on the Property:** Vacant

**Surrounding Uses:**

North: Residential  
South: Residential  
East: Residential/Vacant  
West: Residential

**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:** Oak Ridge Elementary; Northwest Middle; Northwest High

<u>School Name</u>	<u>Capacity</u>	<u>Capacity w/Mobiles</u>	<u>Students 2008-09-Proj</u>	<u>Mobile Classrooms</u>	<u>Impact in students</u>
Oak Ridge ES	700	700	765	0	14-17
NWMS	832	1292	905	23	8-9
NWHS	1635	2195	2153	28	9-11

**Emergency Response:**

Fire Protection District: Oak Ridge  
Miles from Fire Station: Approximately 1.4 miles

**Water and Sewer Services:**

Provider: Community Water, Community Septic,  
Within Service Area: No  
Feasibility Study or Service Commitment: No

**Transportation:**

Existing Conditions: ADT 5300 (Year 2005)  
Proposed Improvements: None  
Projected Traffic Generation: 350 Trips per day at build-out

## ENVIRONMENTAL ASSESSMENT

**Topography:** Gently rolling to severe slopes. Soil types include: Madison sandy loam, clay loam 2 to 35 percent slopes (McC2, McB2, MaE & McD2) Wehadkee wehadkee silt loam, (Wh)

**Regulated Floodplain/Wetlands:** The property is located within the Greensboro Watershed. There is existing floodway, AE Zone (1% annual chance) and Zone X ( 0.2% annual chance) floodplain on the southern property according to firm map Number 3710782700J Panel 7827 effective date June 18, 2007

**Streams and Watershed:** There are two streams on the property one intermittent that runs north to south and a perennial along the southern portion.

## Land Use Analysis

**Land Use Plan:** Northwest Area Plan (Adopted 1998)

**Plan Recommendation:** Low Density Residential

**Consistency:** This request is consistent with the Northwest Area Plan and is compatible with the surrounding low density residential uses.

## Staff Recommendation

Staff recommends approval. Rezoning to CU-PD-R will enable the applicant to develop this property as a major residential subdivision with a density of .7 units per acre.