



# PL(P) 24-36 & Z-24-11-001

City of Greensboro Planning Department  
Zoning Staff Report

Planning and Zoning Commission Hearing Date: November 18, 2024

## GENERAL INFORMATION

<b>APPLICANT</b>	Trace A. McKinney for McKinney and Sons Construction LLC	
<b>HEARING TYPE</b>	Annexation and Original Zoning Request	
<b>REQUEST</b>	County CZ-PD-R-SUP (Conditional Zoning - Planned Development – Residential with a Special Use Permit for the Master Sign Plan) to City R-5 (Residential Single-family – 5)	
<b>CONDITIONS</b>	N/A	
<b>LOCATION</b>	4409 North Danby Castle Road	
<b>PARCEL ID NUMBER(S)</b>	7842170964	
<b>PUBLIC NOTIFICATION</b>	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). <b>95</b> notices were mailed to those property owners in the mailing area.	
<b>TRACT SIZE</b>	3.176 acres total	
<b>TOPOGRAPHY</b>	Generally Flat	
<b>VEGETATION</b>	Wooded	
<b><u>SITE DATA</u></b>		
<b>Existing Use</b>	Undeveloped	
<b>Adjacent Zoning</b>	<b>Adjacent Land Uses</b>	
N	County CZ-MXU (Conditional Zoning – Mixed Use) and County RS-20 (Residential Single-family)	Office use and single-family dwellings

E	County CZ-PD-R-SUP (Conditional Zoning - Planned Development – Residential with a Special Use Permit for the Master Sign Plan)	Single-family dwellings
S	County CZ-PD-R-SUP (Conditional Zoning - Planned Development – Residential with a Special Use Permit for the Master Sign Plan)	I-73 and single-family dwellings farther south
W	County CZ-MXU (Conditional Zoning – Mixed Use)	Office use

**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:	<b>(County CZ-PD-R-SUP)</b>	<b>(R-5)</b>
Max. Density:	3.63 dwelling per acre	Up to 5 dwellings per acre
Typical Uses	Uses: Single-family detached.	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 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 Lower Randleman Lake WS-IV, Watersupply Watershed, Hickory Creek sub-basin

Floodplains N/A

Streams N/A

Other: Site is > 1 acre and must meet current watershed requirements. Water Quality and Water Quantity Control must be addressed for the entire development. Water Quality must treat the first 1” of rainfall. Water Quantity Control must reduce the 1-yr, 2-yr & 10-yr, 24-hr storms to pre-development levels. All BUA must be treated by a State approved SCM. Maximum BUA for High Density is 50% with sewer, Low Density is 12%. State / Corps permits are required for any stream or wetland disturbance or crossing.

**Utilities (Availability)**

Water & sewer are available on Danby Castle Road. 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: North Danby Castle Road – Local Street.  
I-73 – Freeway.

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

Traffic Counts: None available.

Trip Generation: N/A.

Sidewalks: Sidewalks are a requirement of the Development Ordinance and shall be installed per the Streets Design Standards Manual. Sidewalk does not exist along the frontage of this property.

Transit in Vicinity: Yes, GTA Route 11 (Gate City Boulevard) is within 0.5 mi of the subject site, along Gate City Boulevard.

Traffic Impact Study: No TIS required per Ordinance.  
(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 requested **City R-5 (Residential Single-family – 5)** zoning district would allow uses that are generally consistent with those currently on the property and described in the **Residential** future land use designation. The **GSO2040** Future Built Form Map designates this location as **Urban General**. The subject property is located in **Growth Tier 1** of the Growth Tiers Map.

**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 C** – People choose to live in Greensboro because every neighborhood is safe and has convenient access to first-rate schools, services, shopping, parks, and community facilities.

**Creating Great Places** – Creating interesting and attractive places and vibrant public spaces in neighborhoods, across Greensboro, in downtown and with our historic resources.

**Goal A** – Greensboro’s citywide network of unique neighborhoods offer residents of all walks of life a variety of quality housing choices

**Strategy 2** – Meet housing needs and desires with a sufficient and diverse supply of housing products, prices and locations.

**GSO2040 Map Policies:****Future Land Use Map**

**Future Land Uses:** The future land uses from that plan are described below.

**Residential:** Includes both single-and multi-family residential. Other uses should generally be in the scale of a Neighborhood- or a District- Scaled Activity Center as described in the Future Built Form Map, in a form that is appropriate to the character of the area. Many residential areas include commercial corridors, and future development along these corridors should be oriented to the corridor to avoid negative impacts to adjacent residences.

**Future Built Form**

**Place Types:** 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.

**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 Active 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.

### **Growth Tiers Map**

**Growth Tiers:** areas outside Greensboro's city limits but inside the area in which the City can legally annex property and extend water and sewer services; this is called the Water Sewer Service Area (WSSA). Three tiers are delineated based on the cost to extend City services to the area, primarily water and sewer, solid waste collection, and Police and Fire protection, as well as long-term maintenance of City facilities. In Growth Tier 1, due to the nearby presence of existing City infrastructure, the City is able to extend services currently, if an annexation is requested; Tiers 2 and 3 will require significant City investment to serve.

**Growth Tier 1:** This is the area where infrastructure systems are in place, can be economically provided and/or will be proactively extended and where continued annexation and consolidation of the City's development pattern shall be encouraged over the next six years.

### **CONFORMITY WITH OTHER PLANS**

#### **City Plans**

##### ***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 the surrounding community.

#### **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 stated that infrastructure is in place to provide City services to this location. The Technical Review Committee recommended approval of this annexation request at its October 29, 2024 meeting. The subject property is located within the Tier 1 Growth Area on the Growth Strategy map in the Comprehensive Plan. Since this property can be served by City utility providers, it is

the City of Greensboro's policy to annex the property pending approval of the associated original zoning.

### Staff Original Zoning Analysis

The subject property is approximately 3.176 acres and is currently undeveloped. North of the request contains an office use and single-family dwellings, zoned County CZ-MXU (Conditional Zoning – Mixed Use) and County RS-20 (Residential Single-family). East of the request contains single-family dwellings, zoned County CZ-PD-R-SUP (Conditional Zoning - Planned Development – Residential with a Special Use Permit for the Master Sign Plan). South of the request contains I-73 and single-family dwellings farther south, zoned County CZ-PD-R-SUP (Conditional Zoning - Planned Development – Residential with a Special Use Permit for the Master Sign Plan). West of the request contains an office use, zoned County CZ-MXU (Conditional Zoning – Mixed Use).

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 all walks of life a variety of quality housing choices and the Filling in Our Framework Big Idea to arrange our land uses for where we live, work, attend school, shop and enjoy our free time to create a more vibrant and livable Greensboro.

This property is currently designated Residential on the Comprehensive Plan's Future Land Use Map. The requested zoning district is generally consistent with the Residential Future Land Use Designation. The Residential designation includes both single-and-multi-family residential. Other uses should generally be in the scale of a Neighborhood- or a District- Scaled Activity Center as described in the Future Built Form Map, in a form that is appropriate to the character of the area. Many residential areas include commercial corridors, and future development along these corridors should be oriented to the corridor to avoid negative impacts to adjacent residences.

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 Active 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, 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.