STAFF REPORT

Prepared by Nathan Page, City Planner

**Rogers/Windsor (RZ1504)**

**Type of Request:** Rezoning

**Meeting Dates**

Planning Board on December 15, 2015

City Council on January 5, 2016

**Contact Information**

Thomas Hall, Windsor Investments, LLC  
5603 New Garden Village Dr

Greensboro NC 27410  
336-282-3535; thall@windsorhomes.us

**Summary**

This is a request to rezone the subject property from R-18 to   
R-9. The property is currently vacant, wooded, and under cultivation.

**Location**  
Rogers Rd

GPIN: 8872970504

**Current Zoning**Residential (low density)

(R-18)

**Proposed Zoning**Residential (high density) (R-9)

**Overlay District**none

**Surrounding Zoning**R-18

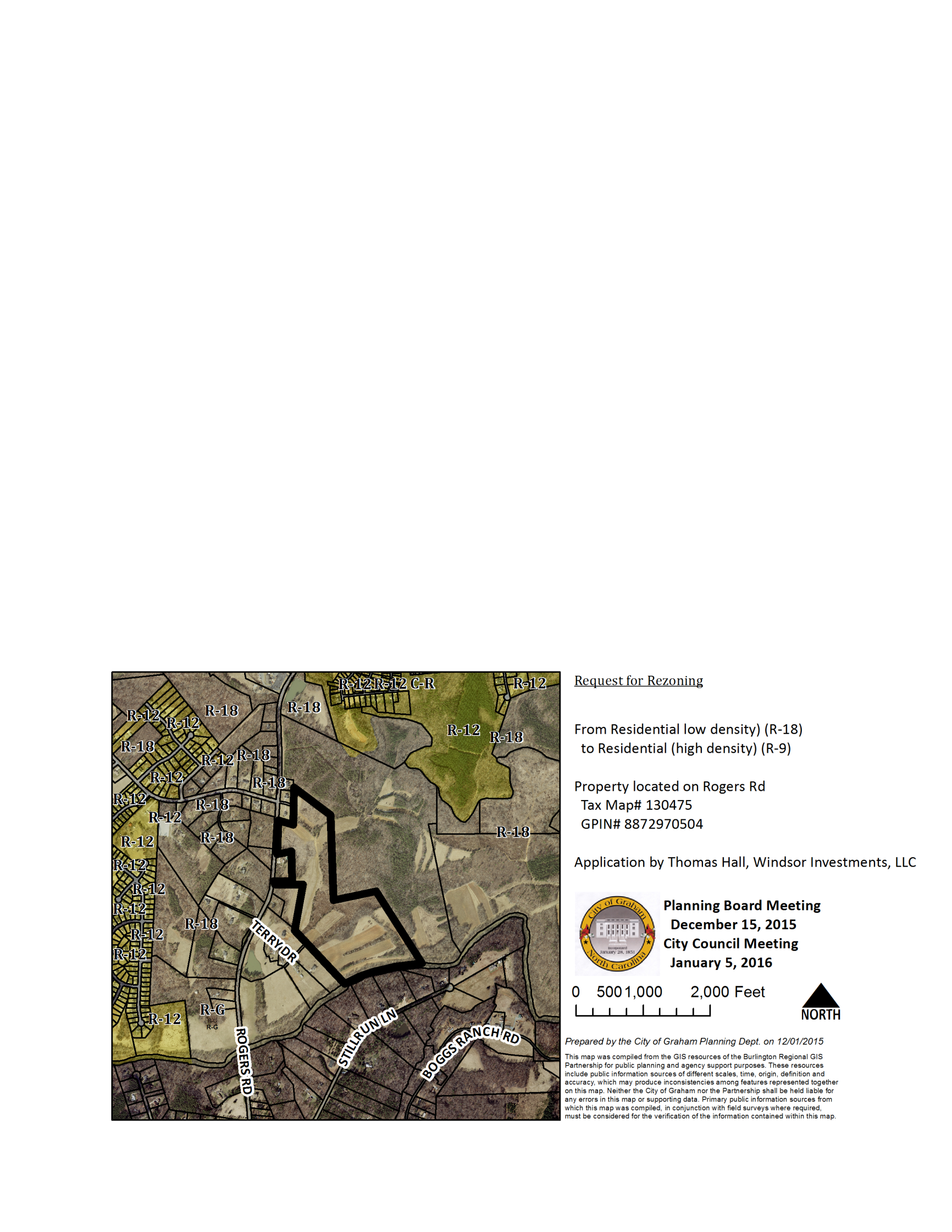
**Surrounding Land Uses**Single Family and Vacant

**Size**58 acres

**Public Water & Sewer**Yes

**Floodplain**Yes

**Staff Recommendation**  
Approval



**Conformity to the *Graham 2035 Comprehensive Plan* (GCP) and Other Adopted Plans**

**Applicable Policies;**

**Planning Type**  
Neighborhood

**Development Type**  
Suburban Residential

For single family residential, townhouses, duplexes, accessory dwelling units, and small scale multi-family dwelling of twelve units or less.

Buildings should be located near the front of the property line, oriented towards the street, and include front porches and other private outdoor spaces.

Recess garages behind the front of buildings to avoid streetscapes dominated by garage doors.

Density of 3 to 6 DU/acre

* 3.3.2 Focused Development. In order to maintain Graham’s affordability and promote growth, the city will facilitate smart growth development by promoting infill development and focused, walkable, and mixed use built environments. *This development utilizes the land which is served by city water and sewer more efficiently than maintaining the existing R-18 zoning.* *Additionally, the Suburban Residential neighborhood type density recommendations are greater than that which is permitted by R-18 zoning.*

**Applicable Strategies;**

* 4.3.1 Land Use Patterns. Promote development of efficient land use patterns to allow continued quality and efficiency of water systems. Discourage the extension of water service into areas that are not most suitable for development. *The site would use existing city infrastructure, and would facilitate later development of existing adjacent property.*

**Staff Recommendation**

Based on the *Graham 2035 Comprehensive Plan* and the *City of Graham Development Ordinance*, staffrecommends **approval** of the rezoning. The following supports this recommendation:

* Rezoning the property would be in consistence with the Suburban Residential type and furthers the policies and strategies put forth by the *Graham 2035 Comprehensive Plan*, such as connected, efficient development.