



Z-09-01-008

**City of Greensboro Planning Department
Zoning Staff Report and Plan Amendment Evaluation**

Zoning Commission Hearing Date: January 12, 2009

GENERAL INFORMATION

APPLICANT	Derek Allen
HEARING TYPE	Zoning Commission
REQUEST	CD-RM-26 (Conditional District-Residential-Multi Family) and RM-18 (Residential-Multi Family) to CD-RM-26 (Conditional District-Residential -Multi Family)
CONDITIONS	1. Limited to attached houses designed for sale 2.The maximum height of buildings shall be limited to two above ground stories
LOCATION	Northwest corner of Spring Garden Street and S. Elam Avenue
PARCEL ID NUMBER (S)	00-00-0159-0-0007-00-012/013/016/022
PUBLIC NOTIFICATION	The notification area for this public hearing was 600 feet (Chapter 30-9-1.2 of the City 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). 135 notices were mailed to those property owners in the mailing area.
TRACT SIZE	1.70 acres
TOPOGRAPHY	Generally flat
VEGETATION	Residential landscaping in part

SITE DATA

Existing Use	Single-Family dwelling units	
	Adjacent Zoning	Adjacent Land Uses
N	RS-7 (Residential- Single Family)	Single-Family dwelling unit
E	RM-18 (Residential- Multi Family)	Single-family dwelling unit and apartments
W	RM-18 (Residential- Multi Family)	Multi-Family dwelling units
S	RM-18 (Residential- Multi Family) and CD-GO-M (Conditional District- General Office Moderate Intensity)	Apartments and a school

Zoning History

Case #	Date	Request Summary
3573	06/11/2007	A portion of this property was rezoned from RM-18 to CD-RM-26. This property has been zoned RM-18 since July 1, 1992. Prior to the implementation of the UDO, it was zoned RES 75

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (CD-RM-26 and RM-18)	Requested (CD-RM-26)
Max. Density:	26 dwelling units/acre and 18 dwelling units/acre	26 dwelling units/acre
Typical Uses	Primarily intended to accommodate multifamily uses	Primarily intended to accommodate multifamily uses

**These regulations may not reflect the actual requirements for all situations; see the City of Greensboro Zoning Code for actual regulations for site requirements for this zoning district.*

SPECIAL INFORMATION

Overlay District Ordinance/Historic Preservation –

This site is located within the Spring Garden Pedestrian Scale Overlay District

Environmental/Soils

Water Supply Watershed	N/A, Site drains to South Buffalo Creek
Floodplains	N/A.
Streams	N/A.
Other:	N/A

Utilities

Potable Water
Waste Water

Airport Noise Cone

The subject property is not located in the Airport Noise Cone.

Landscaping Requirements

Location	Required Planting Yard Type and Rate
North	Type C Yard – avg. width 20'; 2 canopy trees per 100'; 3 understory trees per 100'; 17 shrubs per 100'
South	Street Yard planting in accordance with Spring Garden POD.
East	Street Yard planting in accordance with Spring Garden POD.
West	Type D Yard – minimum width 5'; 2 understory trees per 100'; 18 shrubs per 100'

Tree Preservation Requirements

Acreage

1.70 Ac.

All trees 4" or greater DBH which are located within the required planting yards

Requirements

Transportation

Street Classification

Spring Garden Street – Minor Thoroughfare, Elam Avenue – Collector Street.

Site Access

All access must be designed and constructed to the City of Greensboro standards.

Traffic Counts:

Spring Garden Street ADT = 18,111.

Trip Generation:

N/A.

Sidewalks

Sidewalks are a requirement of the Development Ordinance. 5' sidewalk with a 5' grass strip is required along both sides of thoroughfares. 5' sidewalk with a 3' grass strip is required along one side (at a minimum, collectors may require sidewalk on both sides) of all other street types. There is existing substandard sidewalk. Developments are required to bring sidewalk up to current standards.

Transit in Vicinity

Yes, route 1, W. Wendover Avenue.

Traffic Impact Study (TIS)

No, not required per TIS Ordinance.

Street Connectivity

N/A.

Other

N/A.

IMPACT ANALYSIS

Land Use Compatibility

The proposed **CD-RM-26** (Conditional District-Residential-Multi Family) zoning would allow land uses that are compatible with the general character of the area.

Connections 2025 Comprehensive Plan Policies

The Future Land Use Map of the Lindley Park Neighborhood Plan designates this location as **Multi-Family Residential**. The requested **CD-RM-26** Zoning district is generally consistent with this designation.

Connections 2025 Written Policies

Reinvestment/Infill Goal: Promote sound investment in Greensboro’s urban areas, including Center City, commercial and industrial areas, and neighborhoods.

POLICY 4C: Promote new patterns and intensities of use to increase economic competitiveness and enhance quality of life in urban areas.

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

POLICY 6A.2: Promote mixed-income neighborhoods.

POLICY 6A.4: Implement measures to protect neighborhoods from potential negative impacts of development, redevelopment, and/or public projects that are inconsistent with the neighborhood’s livability, architectural or historical character, and reinvestment potential.

POLICY 6C: Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

Connections 2025 Map Policies

Multi-Family Residential (Lindley Park Neighborhood Plan): This category provides for multi-family housing generally at a density of 6-12 dwelling unites per acre. The Multi-Family classification accommodates housing types ranging from small-lot, single family detached and attached dwellings such as townhouses to moderate density, low-rise apartment dwellings.

CONFORMITY WITH OTHER PLANS

City Plans – Lindley Park Neighborhood Plan

This site is designated Multifamily in the Lindley Park Neighborhood Plan.

Other Plans

Spring Garden Street Pedestrian Scale Overlay District

Staff/Agency Comments

Planning

The subject property, which is located at the northwest corner of Spring Garden Street and South Elam Avenue, currently contains single-family structures some of which have been converted into multi-family units. The subject site is adjoined by multi-family properties to the south, east and west and single-family residential to the north.

The subject site is located both within the boundaries of the adopted Lindley Park Neighborhood Area Plan and in the adopted Spring Garden Street Pedestrian Scale Overlay District. The Lindley Park Plan designates this site as Multi-Family and encourages multi-family developments at a density of 6 to 12 units per acre.

The Spring Garden Street Pedestrian Scale Overlay District outlines standards designed

to “ensure quality and compatible development or redevelopment through use of flexible and clear design guidance.” The major objectives of the Overlay District are to enhance the walkability and pedestrian experience along Spring Garden Street, provide identified opportunities for the development of enhanced neighborhood retail destinations, identify areas to be retained for industrial uses and provide enhancements needed for the viability of these uses, provide for a diverse scale of residential development opportunities that retain and enhance the character of the corridor, develop signature gateways at the east and west entrances to the neighborhood along Spring Garden Street, and develop guidelines for developers, builders, and residents to implement the vision of the Lindley Park Neighborhood Plan.

The Applicant proposes to rezone the property to a CD-RM-26 (Conditional District-Residential Multi Family) zoning designation to allow the redevelopment of the entire site for attached houses designed for sale. This request is consistent with the intent and purpose of the zoning code in the sense that it will help provide the much needed accommodation especially for students at a convenient location which is within a “walkable” distance from campus and other college related facilities. Staff believes that approving this request for the entire site will encourage innovative arrangement of buildings and open spaces to provide efficient, attractive, flexible, and environmentally sensitive unified design as well as a development functioning as a cohesive, unified project.

This proposed project will bring a diverse mix of uses, housing types, and densities in the general university area without impacting the overall mix of uses. It will also help meet the needs of present and future Greensboro citizens and students alike for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

Staff believes that this request is consistent with the intent and purpose of the zoning code and the Adopted Lindley Park Neighborhood Plan. Staff is also of the opinion that the request is generally compatible with the existing development and trend in the surrounding area.

Water Resources

The City of Greensboro must adopt and implement the State minimum requirements for the Phase II NPDES post-construction requirements by June 1, 2009. New and revised ordinance language will be adopted to comply with the new regulations, if plan is not submitted before June 1, 2009 site must meet Phase II requirements

Housing and Community Development

This area has recently experienced significant private development of apartments marketed to the growing population of university students. Pressure for such development is unlikely to abate in the near term. This proposal would involve the demolition of seven existing single family homes, at least five of which have been divided into multiple apartment style dwelling units. This proposal appears to be a consistent with the general development trend in the area. Provision of bicycle parking facilities on this site would be a welcome addition to the proposal, considering its proximity to the UNCG Campus, and to Bicycle Route 6 with bicycle lanes on Spring Garden Street. The site's location within the Spring Garden Pedestrian Scale Overlay zoning district is also an important consideration. Applicant is strongly encouraged to discuss this proposal with representatives of the Lindley Park Neighborhood.

STAFF RECOMMENDATION

PLANNING

Staff recommends **approval** of the requested **CD-RM-26** (Conditional District-Residential-Multi Family) zoning district.