

**City of Greensboro Planning Department
Zoning Staff Report
November 12, 2007 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: J
Location: 607 North Greene Street (bounded by North Greene Street, West Smith Street, Simpson Street and West Fisher Avenue)

Applicant: Cameron Cooke, Attorney for Holy Trinity Episcopal Church
Owner: Holy Trinity Episcopal Church

From: GB & GO-M
To: CD-PDI

- Conditions:**
- 1) Uses: Primary use shall be for the Church and all uses shall be accessory to the Church, including, but not limited to, a book store, coffee shop and other ancillary uses associated with the church's mission.
 - 2) All perimeter lighting, if any, will be directed at the subject property.
 - 3) Interior pedestrian circulation between the principal buildings and public streets shall be provided through the use of clearly defined walkways.
 - 4) Maximum building height shall be no more than two stories.
 - 5) Any building on the subject property will incorporate architectural features to provide compatibility with other buildings on the subject property.
 - 6) The sanctuary of the Church will not be enlarged to increase seating capacity.
 - 7) Additional parking of 45 spaces will be provided on site and such parking will meet all parking requirements for the site as long as seating capacity of the sanctuary is not increased.
 - 8) Required setbacks shall be as shown on the Sketch plan.

SITE INFORMATION	
Maximum Developable Units	N/A
Net Density	N/A
Existing Land Use	Holy Trinity Episcopal Church & accessory uses, several residential structures, and a business
Acreage	3.2 acres
Physical Characteristics	<i>Topography:</i> Flat <i>Vegetation:</i> Typical residential & institutional landscaping, in part <i>Other:</i> N/A
Overlay Districts	N/A
Historic District/Resources	Portion of property in Fisher Park Historic District
Generalized Future Land Use	Mixed Use CDB
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Single family and multifamily dwellings	RS-7
<i>South</i>	Auto Repair Shops (Reliable Auto Repair & Triad Import Auto Service)	CB
<i>East</i>	Lineberry Funeral Home, apartment building, offices (Transition Center & Counseling Services of Fisher Park)	GO-M, GB
<i>West</i>	Multifamily dwellings, Rose Repographics (printing company), Susan Hunt law office	GO-M

ZONING HISTORY		
Case #	Year	Request Summary
		This property has been zoned GB and GO-M since July 1, 1992. Prior to the implementation of the UDO, it was zoned Commercial NR and Institutional 100.

DIFFERENCES BETWEEN GB and GO-M (EXISTING) AND CD-PDI (PROPOSED) ZONING DISTRICTS
GO-M: Primarily intended to accommodate moderate intensity office and institutional uses, moderate density residential uses at a density of 12.0 units per acre or less, and supporting service uses.
GB: Primarily intended to accommodate a wide range of retail, service, and office uses. The district is typically located along thoroughfares in areas which have developed with minimal front setbacks.
CD-PDI: Intended to accommodate residential, commercial, office, and neighborhood business uses developed on small tracts of land as infill development within currently built up areas in accordance with a Unified Development Plan. See Conditions for use limitations and other restrictions.

TRANSPORTATION	
Street Classification	W. Smith Street – Major Thoroughfare, W. Fisher Ave. – Major Thoroughfare, Greene Street – Major Thoroughfare, Sampson Street – Local Street.
Site Access	Existing.
Traffic Counts	W. Smith Street ADT = 11,939, W. Fisher Ave. = 8,334, Greene Street ADT = 5,215.
Trip Generation	N/A.
Sidewalks	Sidewalks are a requirement of the Development Ordinance. 6' sidewalk with a 4' 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.
Transit	Yes.
Traffic Impact Study	Not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	N/A, site drains to North Buffalo Creek
Floodplains	N/A
Streams	N/A
Other	N/A

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
<i>North</i>	Determined by TRC approved Unified Development Plan
<i>South</i>	
<i>East</i>	
<i>West</i>	

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

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.

Man-made Environment Goal: Preserve and enhance the character and visual quality of Greensboro's built environment, including historic resources, private developments, and public landscapes.

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.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Mixed Use Central Business District: This designation applies only in and around Downtown Greensboro. It emphasizes the urban character and the mix and intensity of activities uniquely suited to the central city. This designation is intended to permit a true mix of all uses, except heavy industrial, at the highest levels of scale and density within the City and with unique development standards tailored to the urban character of Downtown. It is particularly important to move the Downtown towards becoming a center of activity not only in the day, but also at night and during weekends, by promoting a mix of commercial, entertainment, residential, and other uses (see policies and narrative in Section 4.5.2). To help achieve this goal, creative forms of housing, such as lofts within restored historic structures and residential units in the often unoccupied second stories above ground-level retail, should be encouraged.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: N/A

Other Plans: N/A

STAFF COMMENTS

Planning: The TRC approved the applicant's sketch plan on October 3, 2007. This approval allowed the rezoning application to be filed. Since a portion of the block is in the Fisher Park Historic District, the rezoning application was forwarded to the Historic Preservation Commission for a recommendation to the Zoning Commission on the proposed zoning change. Since the Historic Preservation Commission failed to meet on October 31st and on November 7th, and no action was taken on this proposal, the applicant is taking the request to the Zoning Commission without a recommendation from that body pursuant to Section 30-3-15.2(E) of the Development Ordinance.

In addition to the church, the sketch plan indicates that two houses at the southeast quadrant of West Fisher Avenue and Simpson Street would remain, along with the Music Building located on North Greene Street. The sketch plan indicates that a total of four buildings could be removed – two dwellings on Simpson Street and two dwellings on West Smith Street. All the buildings that are marked to be removed are outside the boundary of the historic district.

Staff feels that this request is consistent with the Mixed Use Central Business District land use classification on the Generalized Future Land Use Map of the Comprehensive Plan. It is

consistent with the Reinvestment/Infill Goal and, through conditions proposed in the rezoning application, it meets Policy 6A.4.

GDOT: No additional comments.

Water Resources: No additional comments.

Housing & Community Development: This proposed rezoning meets the technical requirements for planned unit developments in order to submit a rezoning application. The Conditional District – Planned Unit Development, Infill (CD-PDI) zoning category will allow the Church to set dimensional requirements as well as landscaping and signage requirements. This added flexibility will make it easier for new development to be designed to be compatible with the character of the historic district. For example, it would make it easier to locate parking behind buildings, which is recommended in the Historic District Design Guidelines. In addition, the property owner can request a reduction in parking requirements. A Sketch Plan for this proposed rezoning was approved by the Technical Review Committee on October 3, 2007.

Generally, the proposed zoning category and accompanying development will not materially affect the historic district. The development envisioned by the church’s master plan can occur in either the existing or the proposed zoning categories. The site is on the southern edge of the district, which has been shown to be most susceptible to change. Changes at the edges can affect the quality of a historic district.

The uses proposed in the application are for the Church and accessory to the Church, including, but not limited to, a book store, coffee shop and other ancillary uses associated with the Church’s mission. These uses are traditionally found in historic districts and are therefore compatible with the character of the neighborhood.

The conditions proposed in the rezoning application are generally consistent with Greensboro Historic District guidelines. The one exception is lighting. Site lighting should be carefully studied to avoid impacting surrounding residential properties. Powerful directional lighting can be problematic even when directed towards the subject property. Site lighting fixtures that are directed downward are preferable because they are less likely to trespass on surrounding properties. The lighting plan that was approved for the front campus of Aycock Middle School can serve as an example of appropriate site lighting for institutional uses in a historic district.

The HCD staff supports this rezoning application. The Historic Preservation Commission was scheduled to review and make a recommendation on this proposal at its November 7 special meeting; however, that meeting was canceled due to the lack of a quorum.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.

ADDITIONAL INFORMATION