

**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: P
Location: Southeast side of Hanover Terrace southeast of Lakehaven Place and at the terminus of Marchester Way

Applicant: Hanover Terrace, LLC
Owner: Hanover Terrace, LLC

From: RS-12 & RM-12
To: CD-RM-18

Conditions: 1) Uses: Multifamily
 2) The maximum height of any structure shall be three (3) above ground stories.

SITE INFORMATION	
Maximum Developable Units	160
Net Density	17.9
Existing Land Use	Marchester Apartments
Acreage	8.895 acres
Physical Characteristics	<i>Topography:</i> Generally sloping to east and south <i>Vegetation:</i> Mature trees and other vegetation <i>Other:</i> Stream in southeast portion of site
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	Mixed Use Commercial & Mixed Use Corporate Park
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Auto Zone, Greensboro Auto & Radiator Service, Sedgefield Commons shopping center, Hinshaw United Methodist Church and one single family dwelling	HB, RM-12, CD-HB
<i>South</i>	Sedgefield Crossing shopping center, AT&T utility building (vacant?), one single family dwelling and Greensboro United Methodist housing	RS-12, RM-12, SC
<i>East</i>	Aldersgate II apartments	SC, RM-12
<i>West</i>	Sedgefield Crossing shopping center, single family dwellings and Merritt Plaza shopping center	RS-12, SC, CD-HB

ZONING HISTORY		
Case #	Year	Request Summary
		This property has been zoned RS-12 and RM-12 since July 1, 1992. Prior to the implementation of the UDO, it was zoned Residential 120S and Residential 120, respectively.

DIFFERENCES BETWEEN RS-12 & RM-12 (EXISTING) AND CD-RM-18 (PROPOSED) ZONING DISTRICTS
RS-12: Primarily intended to accommodate moderate density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 3.0 units per acre or less.
RM-12: Primarily intended to accommodate multifamily uses at a density of 12.0 units per acre or less.
CD-RM-18: Primarily intended to accommodate multifamily uses at a density of 18.0 units per acre or less. See Conditions for additional restriction.

TRANSPORTATION	
Street Classification	Marchester Way – Local Street, Hanover Terrace – Local Street, Keeler Street – Local Street.
Site Access	Existing.
Traffic Counts	None available.
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 South Buffalo Creek
Floodplains	N/A
Streams	N/A
Other	N/A

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
<i>North</i>	N/A
<i>South</i>	Type C Yard - 20' avg. width; 2 canopy/100'; 3 understory/100', 17 shrubs/100' (where adjacent to single family) Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100 (where adjacent to multifamily)
<i>East</i>	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'
<i>West</i>	N/A

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.

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

Connections 2025 Map Policies:

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

Mixed Use Commercial: This designation is intended to promote a mix of uses, of which various commercial uses remain predominant, but where residential, service, and other uses are complementary. Where applied to older highway corridors characterized by “strip” commercial uses, the intent is to encourage infill and redevelopment for a more diverse and attractive mix of uses over time. Examples include residential units over commercial uses or a wider array of economically viable uses to replace obsolete uses. Such areas also may represent opportunities for the introduction of substantial higher density and/or mixed-income housing, with negligible impacts on, or resistance from, nearby single-family neighborhoods. Ensuring that buildings are of the appropriate scale and intensity is critical, as is ensuring that sites are designed in a coordinated, as opposed to a lot-by-lot, manner. New “strip” commercial development is discouraged.

Mixed Use Corporate Park: This designation is intended for large tracts of undeveloped land near the City's fringe that are appropriate for well planned, larger scale business/employment parks with supporting uses such as retail, hotels, and residential. Primary uses such as office, flex office, technology research and development, light manufacturing, distribution, and assembly should be placed in a campus-like or "corporate park" setting with generous, linked open space to maximize value and to promote visual quality and compatibility with the surrounding area. Pedestrian-friendly features such as buildings placed near the street, sidewalks, and trails leading to nearby uses such as retail and housing should be encouraged.

Reinvestment Corridor: Reinvestment corridors are older commercial corridors that would benefit from significant public and private investment to enhance their economic viability and strengthen adjacent neighborhoods.

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 Marchester apartments were approved by the Technical Review Committee in June 1999. This development consisted of 96 units in four buildings, five detached garages, and a club house and pool. A large drainage maintenance and utility easement (DMUE) bisects the property. No access was provided to Keeler Street.

This development is now known as the Hanover Terrace apartments. The applicant plans to add two 12-unit, one bedroom buildings in the southeastern portion of the property south of the existing DMUE. A third building would be constructed in the northeastern corner of the property which would consist of 12 two-bedroom and 6 one-bedroom units. The sketch plan prepared in September of this year does not show any access to Keeler Street.

This property is located within a Reinvestment Corridor and meets the Reinvestment/Infill Goal of the Comprehensive Plan. It is consistent with the Mixed Use Commercial land use classification on the Generalized Future Land Use Map since it provides an opportunity for the introduction of substantial higher density and/or mixed-income housing in this area. It promotes Connections 2025 policies aimed at compact development and the diversification of new housing stock.

GDOT: No additional comments.

Water Resources: Open channels that carry public Stormwater runoff require an appropriately sized Drainage Maintenance Utility Easement (DMUE). Size is dependent on the flow in the channel.

Housing & Community Development: This proposal is compatible with the general character of its surroundings. Applicant may find consultation with representatives of the Meadowood Homes neighborhood to be useful.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION