

**City of Greensboro Planning Department
Zoning Staff Report
December 10, 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: A
Location: East side of South Booker Street and west side of O. Henry Boulevard north of East Washington Street

Applicant: Raymond Phillips
Owner: Raymond Phillips

From: RM-18
To: CD-PDI

Conditions: 1) Uses: Limited to apartments and accessory uses.
 2) Maximum of 96 dwelling units.

SITE INFORMATION	
Maximum Developable Units	96
Net Density	22.5 units per acre
Existing Land Use	Existing apartment buildings
Acreage	4.27
Physical Characteristics	<i>Topography:</i> Generally flat <i>Vegetation:</i> Typical multifamily development landscaping <i>Other:</i> N/A
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	Mixed Use Residential
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Chancellor Court Apartments	RM-26, GB
<i>South</i>	Single Family and Multifamily (quadplexes & duplexes) dwellings	RM-18
<i>East</i>	S. O'Henry Boulevard/US 29	RM-18
<i>West</i>	Duplexes, quadplexes and single family (vacant) dwellings, Collegiate Commons Apartments	RM-18, CD-RM-26

ZONING HISTORY		
Case #	Year	Request Summary
		This property has been zoned RM-18 since July 1, 1992. Prior to the implementation of the UDO, it was zoned Residential 75

DIFFERENCES BETWEEN RM-18 (EXISTING) AND CD-PDI (PROPOSED) ZONING DISTRICTS
RM-18: Primarily intended to accommodate multifamily uses at a density of 18.0 units per acre or less.
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 uses limitations and additional restriction.

TRANSPORTATION	
Street Classification	Booker Street – Collector Street
Site Access	All access point(s) 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. 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, Northern portion of tract drains to North Buffalo Creek while the southern portion drains to South Buffalo Creek
Floodplains	N/A
Streams	N/A
Other	N/A

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
North	Type D Yard – 5' minimum width; 2 understory/100'; 18 shrubs/100'
South	Type D Yard – 5' minimum width; 2 understory/100'; 18 shrubs/100'
East	Street Yard - 8' avg. width; 2 canopy/100', 17shrubs/100'
West	Street Yard - 8' avg. width; 2 canopy/100', 17shrubs/100'

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 6A.2: Promote mixed-income neighborhoods.

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 Residential: This designation applies to neighborhoods or districts where the predominant use is residential and where substantial, compatible local-serving nonresidential uses may be introduced. Such use mixes are typically found in older, in-town neighborhoods that accommodate "corner stores" and other local services, as well as in newly developed traditional neighborhood developments (TNDs). This district is also applied in areas suited to a diverse mix of housing types and densities. Ensuring that buildings are of the appropriate scale and intensity is critical.

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: In addition to previous multifamily development in this area, five recent rezoning requests have shaped the zoning pattern in this area:

- 1) A rezoning of 1.8 acres to CD-RM-26 (#3242) at the southeast quadrant of South Benbow and Cunningham Streets for 24 units in June 2004.
- 2) A rezoning of 2.1 acres to CD-RM-26 (#3379) on Booker Street north of Cunningham Street for 36 units in August 2005.
- 3) A rezoning of 5 acres to CD-PDI (#3515) between McConnell Road and Washington Street for 120 units in December 2006 for Sebastian Village Phase I.
- 4) A rezoning of 4.6 acres to CD-RM-26 (#3589) between Perkins and Cunningham Streets for 72 units in August 2007. This property will be developed in conjunction with the property in 1) above.
- 5) A rezoning of 1.7 acres to CD-PDI (#3603) for Sebastian Village II in October 2007. This property will be developed in conjunction with the property in 3) above.

This request is consistent with the Mixed Use Residential land use classification designated on the Generalized Future Land Use Map of the Comprehensive Plan.

The subject property is located within a Connections 2025 Reinvestment Area as shown on the Growth Strategies Map. Such an area supports compatible infill and reinvestment from developments such as this proposal. This request meets Comprehensive Plan policies such as improving the housing stock, promoting compact development, and providing for mixed housing types.

This proposal also promotes the walkability goals of the Comprehensive Plan in that it offers a housing opportunity for students in an area with sidewalks and within walking distance of the NC A&T State University campus.

GDOT: No additional comments.

Water Resources: No additional comments.

Housing & Community Development: This proposed development is a continuation of the development pattern that has transformed the Tolbert Neighborhood, bounded by McConnell Road, Benbow Road, O. Henry Boulevard / US 29, and Cunningham Street from a neighborhood primarily of detached single family housing, to one of large apartment buildings marketed primarily to students. This change has taken place within the last 2 to 3 years.

In 2005, plans for the first phase of the Sebastian Village development began on a block located southwest of the current rezoning request, crossing into the Morningside/Lincoln Grove Redevelopment Area. The Redevelopment Commission amended the Morningside/Lincoln Grove Redevelopment Plan to accommodate the Sebastian Village development.

The current rezoning proposal is entirely outside of the Redevelopment Area and does not require any action by the Redevelopment Commission. As a further step in the near-total

recasting of the former Tolbert Neighborhood, this proposal appears to be compatible with its surroundings.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION