

**City of Greensboro Planning Department
Zoning Staff Report
November 13, 2006 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: Q
Location: 812-822 Spring Garden Street & 549 South Mendenhall Street (northeast quadrant of Spring Garden Street and South Mendenhall Street)

Applicant: Larry E. Wallace
Owner: Hazel R. Monnett Heirs – Charles Monnett

From: RS-5 & NB
To: CD-GB

- Conditions:** 1) Uses: The uses of the requested rezoning are as follows:
- (a) First Level – 6,000 square feet of retail space fronting Spring Garden and Mendenhall with 58 parking spaces which will be underneath the building and seven spaces outside the building.
 - (b) Second Level – 12,000 square feet of office space and 24 parking spaces.
 - (c) Third Level – 18, 500 square feet comprised of a maximum of 20 residential units.
- 2) There will be a maximum of 3 stories and height will be under 50 feet.

SITE INFORMATION	
Maximum Developable Units	20
Density	23 dwelling units per acre
Existing Land Use	University General Store, Mattress Outlet, Two Geeks Computer & Repair, Residential Uses
Acreage	0.866
Physical Characteristics	<i>Topography:</i> Western slope <i>Vegetation:</i> Mature trees <i>Other:</i> N/A
Overlay Districts	N/A
Historic District/Resources	College Hill Historic District, Contributing Structures
Generalized Future Land Use	Mixed Use Residential
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
North	Multifamily (divided houses)	RM-26
South	Single Family Residential	RS-5
East	Single Family Residential	RS-5
West	College Hill Sundries / Power for Living Tabernacle Church / Multifamily Apartments	NB / RM-26

ZONING HISTORY		
Case #	Year	Request Summary
		This property has been zoned RS-5 and NB since July 1, 1992. Prior to the implementation of the UDO, it was zoned Residential 60 and Commercial N, respectively.

DIFFERENCES BETWEEN RS-5 & NB (EXISTING) AND CD-GB (PROPOSED) ZONING DISTRICTS
<p>RS-5: Primarily intended to accommodate high density single family detached dwellings in developments where water and sewer service is required. The typical overall density will be 7.0 units per acre or less.</p> <p>NB: Primarily intended to accommodate very low intensity office, retail, and personal service uses within residential areas. The district is established to provide convenient locations for businesses which serve the needs of surrounding residents without disrupting the character of the neighborhood. It is not intended to accommodate retail uses which primarily attract passing motorists. Compatibility with nearby residences is reflected in design standards for both site layout and buildings.</p> <p>CD-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. See Conditions for use limitations and other restrictions.</p>

TRANSPORTATION	
Street Classification	Spring Garden Street – Major Thoroughfare.
Site Access	Any proposed access point must be designed and built to the City of Greensboro standards.
Traffic Counts	Spring Garden Street ADT = 6,900.
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	No, 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>	15% of the total site for lots less than 55,000 square feet
<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.

POLICY 4C.1: Establish standards for and promote new forms of compact development.

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 5D: Preserve and promote Greensboro’s historic resources and heritage.

POLICY 5D.2: Support protection of historic resources through district designation or development review.

POLICY 5F.2: Improve design standards for new development to enhance community appearance and sense of place (visual impacts on adjacent neighborhoods).

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.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.

- Including protection against incompatible commercial encroachments into residential neighborhoods

POLICY 7C.3: Identify brownfield sites and underutilized/abandoned properties and buildings and expedite opportunities for development.

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: Since this property is in the College Hill Historic District, the Historic Preservation Commission must make a recommendation on the rezoning to the Zoning Commission. The Zoning Commission will then make a recommendation to the City Council and the City Council will make the final decision on this proposal.

At its October 25, 2006 meeting, the Historic Preservation Commission unanimously recommended that this rezoning proposal be denied. Some of the reasons given by the Commission in their deliberations included:

- 1) Two of the houses on the subject property are contributing structures and one lot is still residentially zoned.
- 2) NB to GB is a big switch, a whole different concept (NB is more compatible with the neighborhood).
- 3) The massing and scale of the proposal would not be appropriate with the rhythm of the block – the project does not fit into the Historic District.
- 4) The concern was expressed about setting a precedent that might be applied to other Historic Districts in the future.
- 5) The Comprehensive Plan calls for infill redevelopment but there is nothing to fill in with this proposal since there are buildings there now.

Staff is concerned about the compatibility of this proposal in terms of context in this immediate area. The height and mass of the proposed development is not in keeping with existing adjacent and nearby buildings. Policy 6A.4 speaks to implementing measures to protect neighborhoods from potential negative impacts of development that is inconsistent with the

neighborhood's livability, **architectural or historical character**, and reinvestment potential. Staff feels the current proposal fails to meet the intent of that Comprehensive Plan policy. Policy 5D speaks to preserving and promoting Greensboro's historic resources and heritage. The current proposal for removal of contributing historic structures fails to meet that stated policy as well.

GDOT: This block of the Spring Garden Street is the focus of a Sharrow Study being conducted by the GDOT Planning Division. It will potentially become part of a larger study being conducted by the Highway Safety Research Center. It is a constricted bicycling location due to the on-street parking and the narrow lane width. Existing bike lanes end in the block to the east of the site. New use would increase pedestrian traffic. Recommend additional accommodation.

Water Resources: No additional comments.

Housing and Community Development: No additional comments.

STAFF RECOMMENDATION

Note: The applicant has informed staff that a 60-day continuance of this rezoning application will be requested at the November 13, 2006 Zoning Commission Meeting.

ADDITIONAL INFORMATION