

**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: O
Location: 120-126 Obermeyer Street (east side of Obermeyer Street south of Bluford Street)

Applicant: NC A&T State University
Owner: NC A&T State Univeristy

From: RM-26
To: PI

Conditions: N/A

SITE INFORMATION	
Maximum Developable Units	N/A
Net Density	N/A
Existing Land Use	Vacant land
Acreage	0.637
Physical Characteristics	<i>Topography:</i> Generally flat <i>Vegetation:</i> Graded <i>Other:</i> N/A
Overlay Districts	This property touches, but is not within, the East Market Street Pedestrian Scale Overlay District
Historic District/Resources	N/A
Generalized Future Land Use	Institutional
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	North Carolina A&T State University	PI
<i>South</i>	North Carolina A&T State University	PI
<i>East</i>	North Carolina A&T State University	PI
<i>West</i>	North Carolina A&T State University	PI

ZONING HISTORY		
Case #	Year	Request Summary
2949	2001	This property was rezoned from RS-7 to RM-18 by the Zoning Commission on April 9, 2001.
3283	2004	This property was then rezoned from RM-18 to RM-26 by the Zoning Commission on September 13, 2004.

DIFFERENCES BETWEEN RM-26 (EXISTING) AND PI (PROPOSED) ZONING DISTRICTS
RM-26: Primarily intended to accommodate multifamily uses at a density of 26.0 units per acre or less.
PI: Intended to accommodate mid- and large-sized public, quasi-public, and institutional uses which have a substantial land use impact or traffic generation potential. It is not intended for smaller public and institutional uses customarily found within residential areas.

TRANSPORTATION	
Street Classification	Obermeyer – Local Street.
Site Access	N/A.
Traffic Counts	None available.
Trip Generation	N/A.
Sidewalks	N/A.
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	Yes, stream on site determined to be perennial per State DWQ classification guidelines.
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.

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:

Institutional: This designation applies to university and college campuses, major medical/health care concentrations, and similar large-scale institutional activity centers.

CONFORMITY WITH OTHER PLANS

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

City Plans: N/A

Other Plans: In 2002, this property was listed by NC A&T State University as a Priority Two land acquisition parcel in their master plan for the campus.

STAFF COMMENTS

Planning: These properties are within the perimeter of North Carolina A & T State University's campus and have been purchased in furtherance of implementing the university's master plan. Public and Institutional is the necessary and appropriate zoning classification for university use.

This request is consistent with the Institutional land use classification on the Generalized Future Land Use Map of Connections 2025 which is described above.

GDOT: No additional comments.

Water Resources: If any stream crossing or disturbance (i.e. piping) is proposed all the necessary approvals / permits must be obtained from the State and the U.S. Army Corps of Engineers prior to any disturbance.

Housing and Community Development: No additional comments.

STAFF RECOMMENDATION

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