

**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:** G  
**Location:** 1625 Spring Garden Street (south side of Spring Garden Street between Warren Street and Mayflower Drive)

**Applicant:** J. Randall Dixon  
**Owner:** Jack's Heavy Equipment, LLC & Boeing Partners

**From:** GB  
**To:** CD-GO-H

**Conditions:** 1) To be developed in conjunction with and under the same conditions as CD-GO-H #3469.

<b>SITE INFORMATION</b>	
<b>Maximum Developable Units</b>	N/A
<b>Net Density</b>	N/A
<b>Existing Land Use</b>	Former site of Women's Resource Center
<b>Acreage</b>	0.426
<b>Physical Characteristics</b>	<i>Topography:</i> Generally Flat <i>Vegetation:</i> None <i>Other:</i> N/A
<b>Overlay Districts</b>	N/A
<b>Historic District/Resources</b>	N/A
<b>Generalized Future Land Use</b>	Mixed Use Residential
<b>Other</b>	N/A

<b>SURROUNDING ZONING AND LAND USE</b>		
<b>Location</b>	<b>Land Use</b>	<b>Zoning</b>
<i>North</i>	Commercial	GB
<i>South</i>	Office/Warehouse (ITM Ltd. South)	CD-GO-H
<i>East</i>	Tahiti Tan	GB
<i>West</i>	New Construction	GB

<b>ZONING HISTORY</b>		
<b>Case #</b>	<b>Year</b>	<b>Request Summary</b>
		This property has been zoned GB since July 1, 1992. Prior to the implementation of the UDO, it was zoned Commercial N.

<b>DIFFERENCES BETWEEN GB (EXISTING) AND CD-GO-H (PROPOSED) ZONING DISTRICTS</b>
<b>GB:</b> 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.
<b>CD-GO-H:</b> Primarily intended to accommodate high intensity office and institutional uses, high density residential uses at a density of 26.0 units per acre or less, and supporting service uses. See Comments for explanation of the condition included in this request.

<b>TRANSPORTATION</b>	
<b>Street Classification</b>	Spring Garden Street – Major Thoroughfare.
<b>Site Access</b>	A maximum of one access point will be approved to Spring Garden Street. All commercial driveways must be designed and built to the City of Greensboro standards.
<b>Traffic Counts</b>	Spring Garden Road ADT = 25,195.
<b>Trip Generation</b>	N/A.
<b>Sidewalks</b>	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.
<b>Transit</b>	Yes.
<b>Traffic Impact Study</b>	Not required per TIS Ordinance.
<b>Street Connectivity</b>	N/A.
<b>Other</b>	N/A.

<b>ENVIRONMENTAL REVIEW</b>	
<b>Water Supply Watershed</b>	No, site drains to North Buffalo Creek
<b>Floodplains</b>	N/A
<b>Streams</b>	N/A
<b>Other</b>	N/A

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
North	15% of the total site for lots less than 55,000 square feet
South	
East	
West	

**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.

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.

Activity Center: Activity Centers are existing or anticipated future concentrations of uses that function as destinations or hubs of activity for the surrounding area. Typically located in areas of mixed use shown on the Generalized Future Land Use Map, such centers are intended to include features such as a mix of higher intensity uses (housing, retail, office, etc.), compact development patterns, and pedestrian and transit linkages. A one-half mile radius (considered the limit of a comfortable walk) is shown around each activity center except for the Downtown, which functions as an activity center for the entire City. It should be noted that the locations shown on the Generalized Future Land Use Map are conceptual and do not preclude the development of Activity Centers in other locations where they would support the goals and policies of the Comprehensive Plan.

Reinvestment Corridors: 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 property at the northeast quadrant of Oakland Avenue and Warren Street was rezoned to CD-GO-H (#3402) by the Zoning Commission in November 2005. The property to the south of the subject property was rezoned to CD-GO-H (#3469) by the Zoning Commission on July 10, 2006

The subject property will be combined with the adjacent property to the south and developed under the same conditions. These conditions are:

- 1) All permitted uses under GO-H with the exception of tanning salons, junked motor vehicles, barber shops, beauty shops, and funeral homes and crematoriums.
- 2) Maximum height of new buildings three stories.

This property is located within a Reinvestment Corridor. Such areas are older commercial corridors that would benefit from significant public and private investment to enhance their economic vitality and strengthen adjacent neighborhoods.

This property is also located within an existing Activity Center and near a proposed transit rail station which are focused on the coliseum. Both the Activity Center and the proposed rail station encourage an increase in density and intensity for this area.

The presence of the railroad represents a significant challenge to the redevelopment of the adjacent parcels. Unlike Light Industrial, GO-H allows residential uses at a density of 26 units per acre or less. Staff feels that this would be a good location for higher density residential use because of the strong pedestrian connection to the university campus.

For illustrative purposes, the applicant's site plan shows five 3-story, 12- unit apartment buildings, mostly on the portions of the property that have previously been zoned to CD-GO-M. The small tract in item F would accommodate a portion of one of the buildings. The tract in item G would primarily be used for off-street parking but would also accommodate a dumpster with compactor.

*Staff is concerned, however, that the removal of the existing building on the subject property will detract from the multi-modal pedestrian nature of Spring Garden Street. This is particularly true if the building is replaced with a surface parking lot. Having buildings that are prominently*

*located along the street is an important component of mixed use development, and the Spring Garden Street corridor is one of the more heavily pedestrian traveled corridors outside of the Downtown area. While Staff recognizes that the current zoning would allow the property to be used for off-street, surface parking in conjunction with the adjoining property to the south, it is important to point out the potential negative impact this type of use could have on the corridor.*

This rezoning proposal is also consistent with a number of Connections 2025 goals and policies. It promotes compact development, mixed-income neighborhoods, and the diversification of new housing stock to meet the needs for suitable, affordable housing. This request is also compatible with the Mixed Use Residential land use classification on the Generalized Future Land Use Map of the Comprehensive Plan.

**GDOT:** This is an existing Bicycle Route with bike lanes on Spring Garden Street. There is high bicycle and pedestrian usage along this corridor.

**Water Resources:** No additional comments

**Housing and Community Development:** Due to the proximity of this site to the UNCG campus, as well as the recently extended Spring Garden Street bicycle lanes, staff recommends that if the property is developed with multi-family residential, the developer should include bicycle parking facilities.

## **STAFF RECOMMENDATION**

Based on all the information contained in this report, the Planning Department recommends approval with the expressed reservation about the relationship of buildings and the pedestrian character of Spring Garden Street.