

**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: D
Location: 214 – 218 York Street (west side of York Street between Peachtree Street and Hillsboro Street)

Applicant: Redevelopment Commission of Greensboro
Owner: Redevelopment Commission of Greensboro

Special Use Permit: Group Care Facility in an RM-18 Multifamily District

- Conditions:**
- 1) Home for single mothers and their children.
 - 2) Minimum number of occupants will be 10 and maximum number will be 30.
 - 3) Project will conform to North Carolina Housing Finance Agency guidelines.
 - 4) Maximum height of structure will be 2 stories.

SITE INFORMATION	
Maximum Developable Units	N/A
Net Density	N/A
Existing Land Use	Vacant lots
Acreage	0.43
Physical Characteristics	<i>Topography:</i> Flat <i>Vegetation:</i> Grass and trees <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>	Single family dwellings	RM-18
<i>South</i>	Vacant parcels	RM-18
<i>East</i>	Single family dwellings and duplexes	RM-18
<i>West</i>	St. Mark United Holy Church and vacant parcels	RM-18

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.

RM-18 ZONING DISTRICT
RM-18: Primarily intended to accommodate multifamily development at a density of 18.0 units per acre or less.

TRANSPORTATION	
Street Classification	York Street – Local Street.
Site Access	Residential driveway.
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>	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.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.

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.

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: Eastside Park Redevelopment Plan (see Housing & Community Development comments below).

Other Plans: N/A

STAFF COMMENTS

Planning: The Redevelopment Commission of Greensboro considered this proposal at its September 11, 2007 meeting. Construction on the three lots would be for a teen parent maternity facility which would involve a joint effort between the YWCA and UNCG along with partnerships with NC A&T State University and Guilford Technical Community College. The Commission voted 4 to 0 to approve the application for the Special Use Permit.

This request is consistent with the Mixed Use Residential land use classification on the Generalized Future Land Use Map. It is consistent with sound development in a designated Reinvestment Corridor and furthers the Comprehensive Plan Reinvestment/Infill Goal as

described above. Furthermore, it meets the Housing and Neighborhoods Goal and addresses such policies as 6A.4 and 6C as listed above.

GDOT: No additional comments.

Water Resources: No additional comments.

Housing & Community Development: At their September 11, 2007 regular meeting, the Redevelopment Commission of Greensboro unanimously approved a motion to submit the Special Use Permit application for these lots in the Eastside Park Redevelopment Area at the request of the YWCA and UNCG, who have proposed joint development of a group care facility for single mothers and their children. The requested Special Use Permit and specified use is compatible with the approved Eastside Park Redevelopment Plan and is in line with the community's expressed desire to have a facility of this type in the neighborhood.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION