

**City of Greensboro Planning Department
Zoning Staff Report
December 11, 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: 1918 & 1920 Bradford Street (east side of Bradford Street between State Street and Palm Street)

Applicant: Lauren Marx Ascenios
Owner: Lauren and Julio Ascenios

From: CD-LO
To: CD-LO

Conditions: 1) Uses limited to single family detached dwellings and professional offices.

SITE INFORMATION	
Maximum Developable Units	N/A
Net Density	N/A
Existing Land Use	Vacant Office / Single Family Residential
Acreage	0.26
Physical Characteristics	<i>Topography:</i> Generally flat <i>Vegetation:</i> Mature trees on eastern portion of site <i>Other:</i> N/A
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	Mixed Use Commercial
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Palm Street Christian Church	CD-LO
<i>South</i>	Single Family Residential	RS-7
<i>East</i>	Single Family Residential	RS-7
<i>West</i>	Single Family Residential	RS-7

ZONING HISTORY		
Case #	Year	Request Summary
W176	2004	A request to rezone this property from CD-LO to CD-GO-M was withdrawn by the Zoning Commission on December 13, 2004. The purpose of this request was to add beauty salons to the list of permitted uses.
2614	1997	A request to rezone this property from RS-7 to CU-LO was denied by the Zoning Commission in August 1997. Upon appeal, the City Council approved the rezoning in November 1997 with the current set of use limitations that apply to the property.

DIFFERENCES BETWEEN CD-LO (EXISTING) AND CD-LO (PROPOSED) ZONING DISTRICTS
CD-LO: Primarily intended to accommodate low intensity medical, professional, administrative, and government office uses on small to mid-sized sites near residential areas. The existing zoning limits use of the property to single family detached dwellings; churches; accounting, auditing or bookkeeping; engineering, architect or survey services; and automotive parking.
CD-LO: See Conditions for use limitations.

TRANSPORTATION	
Street Classification	Bradford Street – Local Street.
Site Access	Existing.
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	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
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.

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.

Economic Development Goal: Promote a healthy, diversified economy with a strong tax base and opportunities for employment, entrepreneurship and for-profit and non-profit economic development for all segments of the community, including under-served areas such as East Greensboro.

POLICY 7A.2: Encourage “home-grown” and community-based businesses and entrepreneurs with special emphasis on increasing the number of minority-owned businesses in traditionally underserved parts of the community.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Mixed Use Commercial: This designation is intended to promote a mix of uses, of which various commercial uses remain predominant, but where residential, service, and other uses are complementary. Where applied to older highway corridors characterized by “strip” commercial uses, the intent is to encourage infill and redevelopment for a more diverse and attractive mix of uses over time. Examples include residential units over commercial uses or a wider array of economically viable uses to replace obsolete uses. Such areas also may represent opportunities for the introduction of substantial higher density and/or mixed-income housing, with negligible impacts on, or resistance from, nearby single-family neighborhoods. Ensuring that buildings are of the appropriate scale and intensity is critical, as is ensuring that sites are designed in a coordinated, as opposed to a lot-by-lot, manner. New “strip” commercial development is discouraged.

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 current conditional Limited Office zoning of this parcel was approved by City Council in 1997. Planning staff recommended denial of that request based on its concern for the neighborhood and the potential for it to be eroded by conversions to nonresidential uses. Staff pointed out that this had been a stable area which continued to be a viable, affordable residential neighborhood. Nonresidential zoning was oriented to State Street with streets to the south such as Bradford, Golden Gate Drive, Roseland and Georgia being primarily residential in nature. Staff felt that approval of the rezoning request would represent a significant departure from the zoning pattern to the detriment of the character and long-term survival of the neighborhood. To date, however, that concern has not been realized by additional rezoning applications in the immediate area.

This proposal simply expands upon the uses which are currently permitted under the conditional zoning of the property. Staff feels broadening the range of allowable uses will provide the property with more flexibility while reducing the need for future rezonings to accommodate an individual use. Given the subject property's close proximity to commercial uses along State Street and stable residential uses to the south, the use of this site for professional offices serves as an appropriate transitional piece between the two.

In order to address future concerns regarding compatibility with the surrounding neighborhood, the applicant has agreed to add the following zoning condition:

- Existing structure must be retained.

This request is consistent with the Mixed Use Commercial land use classification on the Generalized Future Land Use Map of Connections 2025. It is also consistent with the Reinvestment/Infill goal as stated above. It meets Comprehensive Plan policies of promoting new patterns and intensities of use, as well as encouraging "home-grown" and community-based businesses and entrepreneurs.

GDOT: No additional comments.

Water Resources: No Additional comments.

Housing & Community Development: No additional comments.

STAFF RECOMMENDATION

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