



Z-11-07-004

Planning & Community Development
Zoning Staff Report and Plan Amendment Evaluation

Zoning Commission Hearing Date: July 11, 2011

GENERAL INFORMATION

APPLICANT Tom Flanagan for Alliance Commercial Investments LLC.

HEARING TYPE Rezoning

REQUEST **C-M** (Commercial-Medium) and **CD-C-M** (Conditional District-Commercial-Medium) to **PUD** (Planned Unit Development).

CONDITIONS

1. Uses: Limited to a maximum of 12 dwelling units.
2. All required parking will be on-site.
3. Building height will be a maximum of 2 stories.
4. Building exterior will be made of at least 75% brick, stucco, and other complementary non-vinyl materials.

LOCATION **2000 Roseland Street** and **2003 Golden Gate Drive**, generally described as north of East Newlyn Street, west of Golden Gate Drive and east of Roseland Street.

PARCEL ID NUMBER(S) **7865769487 and 7865769592**

PUBLIC NOTIFICATION The notification area for this public hearing was 600 feet (Chapter 30-4-1.4 of the Land Development Ordinance requires notification of the owner of that parcel of land and the owners of all parcels of land adjoining and contiguous to that parcel of land as shown on the County tax listing). **152** notices were mailed to those property owners in the mailing area.

TRACT SIZE ~0.44 Acres

TOPOGRAPHY Generally flat

VEGETATION Residential landscaping

SITE DATA

Existing Use 1 multi-family dwelling and 1 single-family dwelling

	Adjacent Zoning	Adjacent Land Uses
N	C-M (Commercial-Medium)	Retail establishment
E	C-M (Commercial-Medium)	Parking lot

W	R-5 (Residential-Single Family)	Single-family dwelling
S	R-5 (Residential-Single Family)	Church Parking lot

Zoning History

Case #	Date	Request Summary
		These properties have been zoned C-M (Commercial-Medium) and CD-C-M (Conditional District-Commercial-Medium) since July 1, 2010. Prior to the implementation of the Land Development Ordinance (LDO), they were zoned GB (General Business) and CD-GB (Conditional District-General Business) respectively.

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (C-M)	Existing (CD-C-M)	Requested (PUD)
Max. Density:	N/A	N/A	N/A
Typical Uses	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.	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.	Primarily intended to allow a diverse mixture of residential and/or nonresidential uses and structures that function as cohesive and unified projects. The districts encourage innovation by allowing flexibility in permitted use, design, and layout requirements in accordance with a Unified Development Plan.

**These regulations may not reflect all requirements for all situations; see the City of Greensboro Development Ordinance for all applicable regulations for site requirements for this zoning district.*

SPECIAL INFORMATION

Overlay District Ordinance/Historic Preservation

The subject properties are located within the North Elm Street Visual Corridor Overlay Zone.

Environmental/Soils

Water Supply Site drains to N. Buffalo Creek
Watershed

Floodplains N/A

Streams N/A

Other: >1ac disturbance, site must meet Phase 2 requirements

Utilities

Potable Water N/A

Waste Water N/A

Airport Noise Cone

The subject property is not located in the Airport Noise Cone.

Landscaping Requirements

The Provisions governing landscaping are established by the Unified Development Plan.

Tree Preservation Requirements

Acreage

Requirements

.44 ac/ 1% of lot size.

Transportation

Street Classification: Roseland Street – Local Street, Newlyn Street – Local Street, Golden Gate Drive – Collector Street.

Site Access: All access(s) must be designed and constructed to the City of Greensboro standards.

Traffic Counts: None available.

Trip Generation: N/A.

Sidewalks: Sidewalks are a requirement of the Development Ordinance. 5' sidewalk with a 5' 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. There is no sidewalk along the frontage of this property nor are there any plans for the City to build sidewalk.

Transit in Vicinity: Yes, route 3, N. Elm Street.

Traffic Impact Study: No, not required per TIS Ordinance.
(TIS)

Street Connectivity: N/A.

Other: N/A.

IMPACT ANALYSIS

Land Use Compatibility

The proposed **PUD** (Planned Unit Development) zoning would allow land uses that are compatible with the general character of the area.

Connections 2025 Comprehensive Plan Policies

The Generalized Future Land Use Map (G-FLUM) designates this location as **Mixed Use Commercial**. The requested **PUD** (Planned Unit Development) zoning district is generally consistent with this G-FLUM designation.

Connections 2025 Written Policies

POLICY 4G.1: Promote compact development.

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

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

City Plans – N/A

Other Plans – N/A

Staff/Agency Comments

Community Development

The subject site is located within the area eligible for New Markets Tax Credits (federal), within the area eligible for Recovery Zone Bonds under the American Recovery and Reinvestment Act (federal), and within the area eligible for Urban Progress Zone Tax Credits (state).

Applicant is strongly encouraged to discuss this proposed rezoning and development with representatives of the Old Irving Park Neighborhood, within which it is located.

Planning

The subject property currently contains 1 multi-family dwelling unit and a boarded-up single-family unit. The immediate vicinity is well developed with varying densities and intensities of commercial, office and institutional uses.

The applicant proposes to rezone the 0.44-acre subject site to PUD (Planned Unit Development) zoning designation to allow the redevelopment of the entire site as an infill project for a maximum of 12 multi-family dwelling units.

The PUD zoning district encourages the innovative arrangement of buildings, parking areas and open spaces that provide a development functioning as a cohesive, unified project. Staff believes that this request is generally consistent with the intent and purpose of the Comprehensive Plan policies in that it will:

- encourage residential infill opportunities,
- 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,
- promote mixed-income neighborhoods,
- promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.
- Includes provisions to limit potential negative impacts on surrounding properties.

Approving this request will help promote a diverse mix of uses, housing types, and densities in the general neighborhood without impacting the overall mix of uses found in this vicinity and will also 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.

Staff believes that this request is consistent with the intent and purpose of the zoning code and the Comprehensive Plan (Connections 2025). Staff is also of the opinion that the request is compatible with the existing development and trend in the surrounding area especially with the added conditions.

STAFF RECOMMENDATION

Staff recommends **approval** of the requested **PUD** (Planned Unit Development) zoning district.