



Z-12-03-001

**Planning & Community Development
Zoning Staff Report and Plan Amendment Evaluation**

Zoning Commission Hearing Date: March 12, 2012

GENERAL INFORMATION

APPLICANT Korosh and Christiane Kiandost

HEARING TYPE Rezoning

REQUEST **RM-12** (Residential-Multi Family) to
C-L (Commercial-Low)

CONDITIONS None

LOCATION **712 Silver Avenue**, generally described as west of Silver Avenue, south of West Lee Street and north of Union Street

PARCEL ID NUMBER(S) **7864220792**

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). **80** notices were mailed to those property owners in the mailing area.

TRACT SIZE ~0.24 Acres

TOPOGRAPHY Relatively flat

VEGETATION Residential landscaping

SITE DATA

Existing Use	Residential dwelling unit
Adjacent Zoning	Adjacent Land Uses
N C-M (Commercial-Medium)	Vehicle service center
E RM-12 (Residential-Multi Family)	Single-family dwelling
W PUD (Planned unit Development)	Future Spartan Village (UNCG)
S PUD (Planned unit Development)	Future Spartan Village (UNCG)

Zoning History

Case #	Date	Request Summary
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This property has been zoned RM-12 (Residential-Multi Family) since July 1, 2010. Prior to the implementation of the Land Development Ordinance (LDO), it was zoned RM-12 (Residential-Multi Family).

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (RM-12)	Requested (C-L)
Max. Density:	12 dwelling units per acre or less	N/A
Typical Uses	Primarily intended to accommodate multi-family and similar residential uses.	Primarily intended to accommodate low intensity shopping and services close to residential areas. The district is established to provide locations for businesses which serve nearby neighborhoods.

**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 – N/A

Environmental/Soils - Site drains to South Buffalo Creek

Water Supply Watershed	N/A	
Floodplains	N/A	
Streams	N/A	
Other:	If >1ac disturbance is proposed, site must meet Phase 2 requirements.	

Utilities

Potable Water	Available
Waste Water	Available

Airport Noise Cone

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

Landscaping Requirements

On lots of record that existed prior to July 1, 1992 that are less than 55,000 square feet in area, no development is required to landscape more than 15% of the site.

Silver St. - Street Yard – minimum width 10'; 2 canopy trees per 100', 17 shrubs per 100'

All other property lines not applicable except as notes below for parking lot requirements.

Parking Lot Landscaping

Requiring landscaping within parking areas is intended to shade and improve the attractiveness of large areas of pavement.

Required Landscaping

Parking lot planting yards must include at least one canopy tree for every 12 parking spaces.

Required canopy tree areas must be located within the parking lot. They may be located in landscape islands, landscape divider medians between rows of parking, or in driveway medians.

Islands or other planting areas for canopy trees must have a minimum area of 200 square feet with a minimum dimension of 7 feet, measured in any direction. Islands or planting areas of less than 200 square feet may not be counted toward satisfying parking lot landscaping requirements.

The landowner may provide required landscape islands or planting areas using one or more of the planting area sizes below. Each parking space must be entirely within the designated distance of a parking lot planting area as specified below:

Table 10-4: Location of Parking Lot Planting Areas		
Size of Parking Lot Planting Area (sq. ft.)	Number of Trees In Planting Area	Max. Distance from Parking Space (feet)
200-499	1	100 (1)
500-899	3	130
(1) Canopy trees installed as part of a required planting yard that abuts the parking lot may be used for up to 50% of the required distance		

Grouping canopy trees within the same landscape island or planting area is strongly encouraged, even if this would decrease the number of islands within the parking lot.

When a parking lot or other vehicular use area abuts a vacant site or a site with the same land use classification as the subject site, a planting yard with a minimum width of 5 feet must be provided between the parking lot/vehicular use area and the abutting (interior) property line. This required planting area must be landscaped with at least 2 understory trees and 18 evergreen shrubs per 100 linear feet.

Trees used to satisfy the planting requirements for parking lot areas may not be counted toward the planting requirements for other required plantings on the site.

Tree Preservation Requirements Acreage

Requirements

0.24 ac.

1% of lot size

Transportation

- Street Classification: Silver Avenue – 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 existing sidewalk along the frontage of this property.
- Transit in Vicinity: Yes, GTA routes 2 and 11 on Lee Street.
- Traffic Impact Study: No TIS required per TIS Ordinance.
(TIS)
- Street Connectivity: N/A.
- Other: N/A.

IMPACT ANALYSIS

Land Use Compatibility

The proposed **C-L (Commercial-Low)** 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 (Glenwood Neighborhood Plan) designates this location as **Mixed Use Residential**. The requested **C-L (Commercial-Low)** zoning district is generally consistent with this GFLUM designation, provided that non-residential uses occurring on the site are compatible with, and oriented toward serving, the surrounding neighborhood.

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 4A: Remove present impediments to infill and investment in urban areas.

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.

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.

Connections 2025 Map Policies

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.

CONFORMITY WITH OTHER PLANS**City Plans****Glenwood Neighborhood Plan****Neighborhood Goals:**

- Promote Desirable Infill Development
- Promote Vibrant Accessible Retail & Services

Recommended Implementation Action 2 – Land Use and Zoning:

Collaborate and work with developers and property owners to encourage desirable forms of infill development, through re-zoning, subdivision, and site plan processes.

Encourage developers to consult with the City's Urban Designer early in the development process, to promote quality context-sensitive designs.

Encourage developers to re-use existing houses by adapting to retail / office space and live-work units.

Recommended Implementation Action 7 – Development and Investment:

Work with developers through rezoning, site plan, and subdivision processes to avoid unnecessary tear-downs and encourage adaptive re-use of existing structures.

Central Gateway Corridor Plan

Goal: Achieve active mixed uses throughout the corridor through significant public and private investment and use of appropriate zoning and land use tools and development incentives. Target investments that support major activity centers and pedestrian areas, encourage compatible infill development, and incorporate historic structures and unique local uses where possible.

Objective: Encourage compatible infill investment for key locations.

Consolidated Plan 2010-2014: Plan for a Resilient Community

Principle 3 – Enhance Economic Competitiveness:

Goal A: Improve economic competitiveness through reliable and timely access to employment centers, educational opportunities, services and other basic needs by workers as well as expanded business access to markets.

Principle 4 – Support Existing Communities:

Goal E: Build capacity of residents and community-based organizations.

Principle 6 – Value Communities and Neighborhoods:

Goal B: Facilitate economic development and neighborhood vitality in targeted neighborhoods.

Goal E: Work at the neighborhood level to reconnect neighborhoods to jobs and services,

promote “Desirable Infill Development” and redevelop major corridors to strengthen adjacent neighborhoods.

Other Plans– N/A

Staff/Agency Comments

Community Development

Applicant is strongly encouraged to discuss the proposed rezoning and any associated development with representatives of the Greater Glenwood Neighborhood, within which the subject site is located. Long term usability of the site would be greatly enhanced by provision of secure, accessible bicycle parking.

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).

The subject site is also located within the West Lee Street / High Point Road Reinvestment Corridor designated by the Connections 2025 Comprehensive Plan, and may be eligible for local economic development assistance pursuant to the Urban Development Investment Guidelines.

Planning

The 0.24-acre subject parcel consists of a single-family residential unit located west of Silver Avenue, south of West Lee Street and north of Union Street. To the east of the subject site is a single-family dwelling, to the north is a motor vehicle service center and to the west and south is the site under construction for the University of North Carolina at Greensboro’s Spartan Village. The applicant intends to use the existing building as retail and office space.

The proposed rezoning request to a C-L (Commercial-Low) zoning district for this site is not contradictory to the intent and purpose of the Zoning Code. It is generally compatible with the existing development and trend in the surrounding area especially given the construction of the Spartan Village for the University of North Carolina at Greensboro to the west and south of the subject site and also a vehicle service center to the north of the site. The proposed C-L (Commercial-Low) zoning district would allow low intensity shopping and services close to residential areas. The district is established to provide locations for businesses which serve nearby neighborhoods and also the district is typically located near the intersection of collectors or thoroughfares in areas which are otherwise developed with residences.

This request will not negatively impact the overall mix of uses found in this vicinity nor will it negatively impact adjacent uses. Approving this request, will help encourage “home-grown” and community-based businesses and entrepreneurs. It will also promote a healthy, diversified economy with a strong tax base and opportunities for employment and entrepreneurship while, at the same time, promoting sound investment in Greensboro’s urban areas.

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

STAFF RECOMMENDATION

Staff recommends **approval** of the requested **C-L** (Commercial-Low) zoning district.

