



Z-12-10-004
Planning & Community Development
Zoning Staff Report and Plan Amendment Evaluation

Zoning Commission Hearing Date: October 8, 2012

GENERAL INFORMATION

APPLICANT Chuck Truby for Sharpe Holdings, LLC.

HEARING TYPE Rezoning

REQUEST **RM-18** (Residential-Multi Family) to **PUD** (Planned Unit Development).

CONDITIONS 1. Uses: Limited to a maximum of 24 multi-family dwelling units.

LOCATION **606 Granite Street**, generally described as west of Granite Street and south of Brice Street.

PARCEL ID NUMBER(S) **7854741271**

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

TRACT SIZE ~0.80 Acres

TOPOGRAPHY Generally flat with a stream channel running from the southwest to northeast of the site

VEGETATION Residential landscaping

SITE DATA

Existing Use The property used to contain multi-family dwelling units. The building(s) have been demolished and the property is now vacant.

	Adjacent Zoning	Adjacent Land Uses
N	RM-18 (Residential-Multi Family)	Multi-family
E	RM-18 (Residential-Multi Family)	Multi-family

W	RM-18 (Residential-Multi Family)	Multi-family
S	PUD (Planned Unit Development)	Multi-family

Zoning History

Case #	Date	Request Summary
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This property has been zoned RM-18 (Residential Multi-family) since July 1, 2010. Prior to the implementation of the Land Development Ordinance (LDO), it was also zoned RM-18 (Residential Multi-family).

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (RM-18)	Requested (PUD)
Max. Density:	18 dwelling units per acre or less	N/A
Typical Uses	Primarily intended to accommodate multi-family and similar residential uses.	The PUD, Planned Unit Development districts are 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. This should reduce travel times by providing opportunities for employment and services closer to residences.

**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

Water Supply - Site drains to North Buffalo Creek.
Watershed

Traffic Impact Study: No TIS required per TIS Ordinance.
(TIS)

Street Connectivity: N/A.

Other: N/A.

IMPACT/POLICY 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 (GFLUM) designates this location as **Mixed Use Residential**. The requested **PUD** (Planned Unit Development) zoning district is generally consistent with this GFLUM designation.

Connections 2025 Written Policies

Land Use, Goal 4.1 - Growth Strategy: 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.

Housing and Neighborhoods, Goal 6: 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.

Transportation, Goal 8: Develop and maintain a safe, efficient, and environmentally sound transportation system that provides convenient choices for accessing destinations throughout Greensboro and the Triad, including a range of well-integrated transit, pedestrian, and bicycle linkages.

Policy 8A - Maintain a roadway network that safely and efficiently accommodates vehicular traffic while supporting other community objectives defined in the Comprehensive Plan.

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

Consolidated Plan 2010-2014: Plan for a Resilient Community

Principle 1) Provide More Transportation Choices:

Goal A) Promote transportation and development patterns and types that contribute to decreased household transportation costs.

Principle 2) Promote Equitable, Affordable Housing:

Goal A) Increase opportunities for choices in housing location, unit type and level of accessibility.

Principle 6) Value Communities and 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.

Principle 7) Recognize The Environment as a Critical Element of Community Sustainability:

Goal A) Promote more efficient land development patterns.

Community Development

Applicant is strongly encouraged to discuss this proposed rezoning and development with owners of adjacent properties, and with representatives of the Brice Street / College Park neighborhood, within which the subject site is located.

The subject site is located within the area(s) eligible for the following economic development incentive or assistance program(s):

- Historically Under-utilized Business Tax Credits (federal),
- New Markets Tax Credits (federal),
- Recovery Zone Bonds under the American Recovery and Reinvestment Act (federal),
- Urban Progress Zone tax credits (state).

STAFF ANALYSIS AND RECOMMENDATION

Staff Analysis

This 0.78-acre property is generally located west of Granite Street and south of Brice Street. This site was previously developed with multi-family units, which have since been demolished.

The subject site is adjoined to the north, south, and west by multi-family dwellings and to the east by single-family dwellings. The applicant intends to redevelop this site as an infill project with a maximum of 24 multi-family dwelling units (as conditioned), necessitating rezoning of the site to a Planned Unit Development zoning district.

The application of the Planned Unit Development requirements to this property will encourage innovative arrangement of buildings and open space to provide efficient, attractive, flexible, and environmentally sensitive design as well as a development functioning as a cohesive, unified project.

The proposal should not substantially impact adjacent developments and or neighborhoods, nor hinder or prevent the development of surrounding properties in accordance with the adopted plans and policies of the City. This proposed project will bring a diverse mix of uses, housing types, and densities in the general university area without impacting the overall mix of

uses. It will also help meet the needs of present and future Greensboro citizens and students alike 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 finds this rezoning request consistent with the applicable provisions of the Comprehensive Policy Plan, the Zoning Ordinance and the development pattern of the surrounding area.

Staff Recommendation

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