



Z - 13 - 05 - 008
Planning & Community Development
Zoning Staff Report and Plan Amendment Evaluation

Zoning Commission Hearing Date: May 13, 2013

GENERAL INFORMATION

APPLICANT Affordable Housing Management, Inc. for Debbie C. Dennis, A. Wayne Dennis, Jack L. Sharp and Elizabeth W. Sharp

HEARING TYPE Rezoning

REQUEST **CD-O** (Conditional District-Office) to **PUD** (Planned Unit Development)

CONDITIONS 1. Uses: Limited to 16 multi-family dwelling units within a single two-story building.

LOCATION **2100 Boulevard Street**, generally described as west of Boulevard Street and south of Hope Court

PARCEL ID NUMBER(S) **7843840781**

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

TRACT SIZE ~0.88 Acres

TOPOGRAPHY Generally flat

VEGETATION Residential landscaping

SITE DATA

Existing Use Undeveloped

	Adjacent Zoning	Adjacent Land Uses
N	R-5 (Residential-Single Family)	Single-family dwelling
E	O (Office)	Office uses
W	R-5 (Residential-Single Family)	Single-family dwelling
S	C-M (Commercial Medium)	Restaurant and Retail uses

Zoning History

Case #	Date	Request Summary
2137	09/08/1987	<p>This property was rezoned from Residential 90S to Conditional Use Institutional 100 in 1987 with the following conditions:</p> <ol style="list-style-type: none"> 1. Uses: Single story office building 2. Along the western boundary of the property a 6' high wooden privacy fence shall be constructed from property line at Hope Court for 110 feet to corner of building. A 10' seeded area will be maintained between the fence and any structures or parking areas. 3. A 10' seeded area will be maintained along the southern property line.

The Institutional 100 district became Limited Office (LO) under the UDO and Office (O) under the LDO, effective July 1, 2010.

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (CD-O)	Requested (PUD)
Max. Density:	N/A	N/A
Typical Uses	Primarily intended to accommodate office, institutional, supporting service and other uses.	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 site is located within the boundary of the Holden Road Visual Corridor Overlay District, within which, the establishment of new outdoor advertising signs is prohibited.

Environmental/Soils

Water Supply Watershed	Site drains to South Buffalo Creek
Floodplains	>2000 ft
Streams	N/A
Other:	>1acre of disturbance is to take place, site must meet Phase 2 requirements.

Utilities

Potable Water Water is available and capacity is in line with request

Waste Water Sewer is available and capacity is in line with request

Airport Noise Cone

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

Landscaping Requirements

Landscaping requirements will be specified in the Unified Development Plan approved by the Planning Board.

Tree Preservation Requirements

Acreage

Requirements

0.88 ac. 1% of lot size

Transportation

Street Classification: Boulevard Street – Local Street.
Hope Court – Local Street.

Site Access: All access(es) 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. Sidewalk does not exist along the frontage of this property.

Transit in Vicinity: Yes, GTA route 11 (High Point Road) is within 0.12 mi of the subject site, along High Point Road.

Traffic Impact Study: No TIS 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 designates this location as **Mixed Use Commercial** and **High Residential**. The requested **PUD** (Planned Unit Development) zoning district is generally consistent with these GFLUM designations.

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.

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 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.

Community Facilities, Services, and Infrastructure, Goal 9: Provide community facilities, services, and infrastructure in a cost-effective manner to meet citizens’ needs, contribute to quality of life, and support desired land use patterns.

Policy 9A - Proactively target infrastructure (water/sewer) extensions to support desired land use patterns.

Connections 2025 Map Policies

High Residential (over 12 d.u./acre): This category provides for high-density apartment dwellings, condominiums, life care, and similar housing types. Creating opportunities for this type of housing will become increasingly important to respond to demographic shifts and demand for affordable housing, and it is ideally suited near major activity and employment centers and in areas suitable for future transit service. Within this district, office buildings may also be accommodated.

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

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.

Goal E) Decrease barriers to accessing housing and reduce/eliminate discrimination in housing choice.

Principle 4) Support Existing Communities:

Goal A) Provide planning services to Greensboro communities for redevelopment, neighborhood, corridor, and area plans.

Principle 6) Value Communities and Neighborhoods:

Goal F) Eliminate the persistence of vacant housing, trash, and environmental hazards in neighborhoods – preserving quality and livability.

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

Goal A) Promote more efficient land development patterns.

Goal D) Address the issue of environmental justice in the location of new facilities, new residential development, etc.

Other Plans

n/a

Staff/Agency Comments

Community Development

Applicant is strongly encouraged to discuss this proposed rezoning and development with owners of adjacent properties, and with representatives of the Fairview Homes neighborhood within which, the subject site is located.

The subject site is located within area(s) eligible for the following economic development incentive program(s): New Markets Tax Credits (federal), and Urban Progress Zone tax credits (state). The subject site is also located within the High Point Road / West Lee Street Reinvestment Corridor designated by the Connections 2025 Comprehensive Plan, and accordingly may be eligible for local economic development assistance pursuant to the City of Greensboro Urban Development Investment Guidelines.

Planning

The subject site is adjoined to the west and north by property zoned R-5 (single family dwellings) to the east by property zoned O (office condos), and to the south by properties zoned C-M (restaurant, medical office and retail uses). The site is designated High Residential and Mixed Use Commercial on the adopted Generalized Future Land Use Map, which encourages high density residential development of 12 or more units per acre.

This property was rezoned from for office uses in 1987 but has subsequently remained vacant. The applicant intends to construct a maximum of 16 multifamily units in a single two story building on the property.

This rezoning request, if approved, will help promote a diverse mix of housing types in this area and provide a good transition from higher intensity commercial uses along High Point Road and Holden Road to lower intensity single family development. The request is also consistent with the Reinvestment/Infill goal to promote sound investment in Greensboro's urban areas including Center City, commercial and industrial areas, and neighborhoods.

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 generally compatible with the existing development and trend in the surrounding area.

STAFF RECOMMENDATION

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