



Z-14-04-003

**Planning Department
Zoning Staff Report and Plan Amendment Evaluation**

Zoning Commission Hearing Date: April 14, 2014

GENERAL INFORMATION

APPLICANT Kelly Marks, for Jerry Steinhorn

HEARING TYPE Rezoning Request

REQUEST **RM-18** (Residential Multi-Family) to **CD-C-N**
(Conditional District-Commercial-Neighborhood)

CONDITIONS 1. Uses limited to all uses permitted in the C-N district
except bars, nightclubs and brewpubs.

LOCATION **2000 Spring Garden Street**, generally described as the
northwestern intersection of Spring Garden Street and Milton
Street, and east of Englewood Street.

PARCEL ID NUMBER(S) **7854539205**

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). **77**
notices were mailed to those property owners in the mailing
area.

TRACT SIZE ~0.17 Acre

TOPOGRAPHY Primarily flat

VEGETATION Residential

SITE DATA

Existing Use	Single-family dwelling
Adjacent Zoning	Adjacent Land Uses
N RM-18 (Residential Multi-Family)	Single-family dwellings
E RM-18 (Residential Multi-Family)	Multi-family dwellings
W RM-18 (Residential Multi-Family)	Single-family dwellings

S RM-18 (Residential Multi-Family) Multi-family dwellings

Zoning History

Case #	Date	Request Summary
N/A	N/A	The property addressed 2000 Spring Garden Street has been zoned RM-18 (Residential Multi-Family) since July 1, 2010. There was no change in zoning prior to the implementation of the Land Development Ordinance (LDO), as it was also zoned RM-18 (Residential Multi-Family) under the Unified Development Ordinance (UDO).

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (RM-18)	Requested (CD-C-N)
Max. Density:	A maximum density of 18.0 units per acre or less.	N/A
Typical Uses	Primarily intended to accommodate Multi-family and similar residential uses.	Primarily intended to accommodate a mix of low intensity office, retail and personal service and upper story residential uses within residential areas.

**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 Watershed Site drains to North Buffalo Creek

Floodplains ➤ 2000 FT

Streams N/A

Other: If >1ac is disturbed, site must meet current Phase 2 requirements. Water quantity and water quality must be addressed. The 1yr 24hr storm must be reduced to predevelopment conditions. The 1 inch storm much be treated.

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

30-10-2.2 Street Planting Yards – Spring Garden St. and Milton St.

- (A) Street planting yards must be installed abutting public street rights-of-way.
- (B) The required street planting yard must have a minimum width of 10 feet (measured from the outside edge of the right-of-way or the back of the sidewalk, whichever is further from the street centerline), and include at least 2 canopy trees and 17 shrubs per 100 linear feet of required street planting yard, not including driveways.

30-10-2.3 Buffer Planting Yards

Buffer planting yards are required along the perimeter of a lot or development site (except portions parallel to a public street). They are intended to mitigate potential adverse impacts that may result when higher intensity land uses are located adjacent to lower intensity land uses.

Adjoining Single-Family - 25' wide Type B buffer yard – 2 canopy trees per 100 linear feet, 3 understory trees per 100 linear feet, 25 shrubs per 100 linear feet.

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.

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:

Size of Parking Lot Planting Area (sq. ft.)	Number of Trees In Planting Area	Max. Distance from Parking Space (feet)
200-499	1	100
500-899	3	130
Over 899	5	150

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

.17 ac.

1% of lot size.

Transportation

Street Classification: Spring Garden Street - Minor Thoroughfare.
Englewood Street – Local Street.
Milton Street – Local Street.

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

Traffic Counts: Spring Garden Street ADT = 13,722 (GDOT, 2009).

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 exist along the Spring Garden Street frontage of this property.

Transit in Vicinity:	Yes, GTA Route 1 (West Wendover Avenue) adjacent to subject site, along Spring Garden Street.
Traffic Impact Study: (TIS)	No TIS required per TIS Ordinance.
Street Connectivity:	N/A.
Other:	N/A.

IMPACT ANALYSIS

Land Use Compatibility

The proposed **CD-C-N (Conditional District, Commercial-Neighborhood)** 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 **CD-C-N (Conditional District, Commercial-Neighborhood)** zoning district, as conditioned, is generally consistent with the Mixed Use Residential 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.

Policy 4C - Promote new patterns and intensities of use to increase economic competitiveness and enhance quality of life in urban areas.

Community Character, Goal 5.2 - Man-Made Environment: Preserve and enhance the character and visual quality of Greensboro's built environment, including historic resources, private developments, and public landscapes.

Policy 5F - Implement and improve design standards governing the appearance of development from public roadways.

Economic Development, Goal 7: 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 7C - Ensure that city land use policies and regulations allow for an adequate supply of land to accommodate economic development.

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.

Goal B) Improve access to destinations, especially via alternate modes (public transit, walking, and bicycling); including the critical first and last miles of journeys.

Principle 3) Enhance Economic Competitiveness:

Goal D) Capitalize on Institutes of Higher Education (IHEs) and other institutional strengths in the community.

Goal E) Focus on energy efficiency as an economic generator for small business development.

Principle 6) Value Communities and Neighborhoods:

Goal A) Promote coordinated transportation and land use decisions for broader livability throughout Greensboro.

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.

Other Plans

N/A

STAFF/AGENCY COMMENTS**Community Development**

Applicant is strongly encouraged to discuss this proposed rezoning, and change of use with owners of surrounding 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):

- New Markets Tax Credits (federal),
- Historically Under-utilized Business Zone tax credits (federal), and
- Urban Progress Zone tax credits (state).

Planning

The 0.17 acre subject property is currently developed with a single-family dwelling. The properties to the north, east and south of the subject site are zoned RM-18. Properties to the north and west contain single family dwellings. Properties to the south and east contain multifamily dwellings.

The applicant has requested to rezone the site to CD-C-N (Conditional District-Commercial-Neighborhood) to allow local-serving nonresidential uses. The proposal limits potential uses to exclude bars, nightclubs, and brewpubs.

The property is designated as Mixed Use Residential on the Generalized Future Land Use map (GFLUM). The Mixed-Use Residential 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. The proposed request is also consistent with the Comprehensive Plan's Reinvestment/Infill goal to promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods and the Economic Development goal to promote a healthy and diversified economy and support "home grown" and community-based businesses and entrepreneurs.

The C-N (Commercial Neighborhood) zoning district is the most restrictive commercial district, excluding all drive through uses and vehicle sale and service uses, among other use limitations. Additionally, any development under C-N must locate parking areas to the side or rear of the building, ensure pedestrian access is located on the front of the structure, and the size of any individual structure is limited to no more than 4,000 square feet, among other requirements. These standards are intended to ensure any commercial development under this zoning district is neighborhood scaled and pedestrian oriented in nature.

STAFF RECOMMENDATION

Staff recommends **approval** of the requested **CD-C-N** (Conditional District-Commercial-Neighborhood) zoning district.