



Z-14-05-005

Planning Department Zoning Staff Report and Plan Amendment Evaluation

Zoning Commission Hearing Date: May 12, 2014

GENERAL INFORMATION

APPLICANT	Mac Simms for East Market Street Development
HEARING TYPE	Rezoning Request
REQUEST	RM-18 (Residential Multi-family) to CD-RM-26 (Conditional District-Residential Multi-family)
CONDITIONS	1. The site is limited to a maximum of 26 multifamily dwelling units.
LOCATION	2409-2419 Charlotte Street , generally described as the southwestern intersection of North Raleigh Street and Charlotte Street and north of East Market Street.
PARCEL ID NUMBER(S)	7874574873, 7874576813, & 7874577850
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). 67 notices were mailed to those property owners in the mailing area.
TRACT SIZE	~1.35 Acres
TOPOGRAPHY	Primarily flat
VEGETATION	Multifamily

SITE DATA

Existing Use	Multifamily dwellings
Adjacent Zoning	Adjacent Land Uses
N RM-18 (Residential Multi-Family) CD-LI (Conditional District-Light Industrial)	Green space and parking Job Link facility
E RM-18 (Residential Multi Family) HI (Heavy Industrial)	North Raleigh Street right of way Industrial uses

W	RM-18 (Residential Multi Family)	Single family dwellings
S	RM-18 (Residential Multi Family) C-M (Commercial-Medium)	Vacant Vacant

Zoning History

Case #	Date	Request Summary
N/A	N/A	The properties addressed 2409-2419 Charlotte 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-RM-26)
Max. Density:	A maximum density of 18.0 units per acre or less.	A maximum density of 26.0 units per acre or less.
Typical Uses	Primarily intended to accommodate Multi-family and similar residential uses.	Primarily intended to accommodate multi-family and similar residential uses.

**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

Not applicable unless there is a site disturbance or an expansion.

Transportation

Street Classification: Charlotte Street – Local Street.
North Raleigh Street – Local Street.
East Market Street – Major Thoroughfare.

Site Access: All access 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 a portion of the Charlotte Street frontage of this property.

Transit in Vicinity: Yes, GTA Route 10 (East Market Street) is within 0.05 mi of the subject site, along East Market 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 **CD-RM-26 (Conditional District-Residential, Multi-Family, 26 du/ac)** 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 **High Residential (over 12 d.u./acre)**. The requested **CD-RM-26 (Conditional District-Residential, Multi-Family, 26 du/ac)** zoning district, as conditioned, is generally consistent with the **High Residential (over 12 d.u./acre)** GFLUM designation. The Growth Strategy Map designates the subject site as being within the **NCA&T Reinvestment Area**.

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 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.

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

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.

Reinvestment Area: Reinvestment Areas and Corridors represent priority opportunities for combined public and private sector reinvestment and the application of policies described in Section 4.5.1 (Reinvestment/Infill) of the Connections 2025 Comprehensive Plan. More specifically, Reinvestment Areas are neighborhoods and districts within Greensboro's urban areas that would most benefit from actions to promote compatible infill development and other forms of investment and reinvestment.

CONFORMITY WITH OTHER PLANS

City Plans

Consolidated Plan 2010-2014: Plan for a Resilient Community

Principle 1 – Provide More Transportation Options:

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 2 – Promote Equitable, Affordable Housing:

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

Goal B: Increase housing affordability through a combination of housing assistance and reduction in overall housing related costs through efficiency factors such as: proximity to jobs, transportation, or services; energy efficiency and resource conservation standards; or reduction in housing access barriers.

Goal C: Improve the resource-efficiency of both new construction and existing housing stock.

Principle 6 – Value Communities and Neighborhoods:

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

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

Goal C: Promote Healthy Lifestyles and Complete, Livable 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.

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.

Jonesboro/Scott Park Neighborhood Plan

Goals:

- Increase public safety
- Improve the appearance of the neighborhood
- Create a cleaner and healthier neighborhood
- Increase homeownership
- Bring public facilities up to standard
- Recreate a stable, friendly residential neighborhood with a strong sense of community
- Take advantage of Jonesboro/Scott Park's location

Implementation Guideline – Housing:

Recommendation – Work with EMSDC to create a visible, successful project

Recommendation – Improve the quality of rental housing

Implementation Guideline – Building Community:

Recommendation – Improve Public Safety

Implementation Guideline – Environment:

Recommendation – Clean up the neighborhood

Implementation Guideline – Land Use:

Recommendation – Make land use decisions that reflect desired long term outcomes

Recommendation – Look for multi-family housing models that appeal to multiple markets

Other Plans

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 Jonesboro / Scott Park neighborhood, within which the subject site is located.

Based on the proximity of the subject site to NCA&T State University, long term quality of life for future residents of this proposed development would be greatly enhanced by provision of secure, convenient bicycle parking.

Planning

The request contains three parcels for a combined acreage of 1.35 acres. The majority of the property is currently developed with multifamily dwellings. However, the parcel addressed 2409 Charlotte Street is currently vacant. North of the proposal, along North Raleigh Street, is zoned RM-18 (green space and parking); however, transitions to CD-LI (Job Link facility). South of the proposal, along North Raleigh Street, the zoning transitions from RM-18 (Charlotte Street right of way) to C-M (vacant property). West of the proposal, along Charlotte Street, is zoned RM-18 (single family dwellings). East of the proposal the zoning transitions from RM-18 (North Raleigh Street right of way) to HI (industrial uses).

The applicant has requested to rezone the site to CD-RM-26 (Conditional District- Residential Multifamily). The RM-26, Residential Multi-Family District is primarily intended to accommodate multi-family and similar residential uses at a density of 26.0 units per acre or less. The proposal, as conditioned, will add nine multifamily dwelling units to the existing seventeen.

The Generalized Future Land Use map designates the site as High Residential. The High Residential designation provides for high-density apartment dwellings, condominiums, life care, and similar housing types exceeding 12 units per gross acre. The requested CD-RM-26 is consistent with the GFLUM designation.

Approving this request will address the Comprehensive Plan's goal to promote diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing. The proposed zoning request is of less intensity than commercial, office and industrial uses currently established north, south and east of the site and is consistent with the vision for the area outlined in the adopted Jonesboro/Scott Park Neighborhood Plan.

Staff finds this rezoning request consistent with the applicable provisions of the Comprehensive Plan, the Zoning Ordinance and the development pattern of the surrounding area.

STAFF RECOMMENDATION

Staff recommends **approval** of the requested **CD-RM-26** (Conditional District-Residential Multi-Family) zoning district.