



Z-14-06-002

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

Zoning Commission Hearing Date: June 9, 2014

GENERAL INFORMATION

APPLICANT Mary Deng

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** any use that requires a drive through facility.
2. Maintain the existing structure without expansion.

LOCATION **507 Holt Street**, generally described as south of East Bessemer Avenue and west of Holt Avenue.

PARCEL ID NUMBER(S) **7875801570**

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

TRACT SIZE ~0.26 Acres

TOPOGRAPHY Undulating

VEGETATION None

SITE DATA

Existing Use	Vacant Office
Adjacent Zoning	Adjacent Land Uses
N RM-18 (Residential Multifamily)	Single family dwellings
E RM-18 (Residential Multifamily)	Single family dwellings
W RM-18 (Residential Multifamily)	Single family dwellings

S RM-18 (Residential Multifamily)

Single family and duplex dwellings

Zoning History

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

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (RM-18)	Requested (CD-C-N)
Max. Density:	Maximum density of 18.00 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 services 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

Landscaping requirements are not applicable unless the property is redeveloped, disturbed, or the building is expanded.

Transportation

Street Classification: East Bessemer Avenue - Minor Thoroughfare.
Holt Avenue – Collector Street.

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

Traffic Counts: East Bessemer Avenue ADT = 7,350 (GDOT, 2014).

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 Routes 10 (East Market Street) adjacent to subject site, along Holt Avenue.

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-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 **Low Residential**

(3-5 d.u./acre). The requested **CD-C-N (Conditional District-Commercial, Neighborhood)** zoning district, as conditioned, is generally consistent with the **Low Residential (3-5 d.u./acre)** GFLUM designation. The Growth Strategy Map designates the subject site as being within the **NC A&T SU Vicinity 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 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

Low Residential (3-5 d.u./acre): This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

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). 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 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 4) Support Existing Communities:

Goal F) Promote neighborhood and economic development by fulfilling target area commitments and creating a process for identifying new opportunities for neighborhood revitalization and planning.

Principle 6) Value Communities and Neighborhoods:

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

Goal C) Promote healthy lifestyles and complete, livable 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.

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),
- Urban Progress Zone tax credits (state), and
- Urban Development Investment Incentives (local).

Planning

The 0.26 acre parcel currently contains a vacant nonresidential structure that was most recently used for a barber shop, a non-conforming use in the RM-18 zoning district. North, south, west and east of the property is zoned RM-18 and contains single family and duplex dwellings.

The applicant has requested to rezone the site to CD-C-N (Conditional District-Commercial - Neighborhood) to allow the property to continue to be used for small scale non-residential uses oriented to the surrounding neighborhood. In accordance with the proposed conditions, drive-through facilities would not be permitted. The applicant will also be required to maintain the size of the existing structure without expansion.

The property is currently designated as Low Residential on the Generalized Future Land Use map (GFLUM), which is intended to include single-family neighborhoods as well as other compatible housing types that can be accommodated within a three to five units per acre density range. Per City Council adopted policy, Generalized Future Land Use Map amendments are not required if a rezoning request is less than one acre. Additionally the Commercial-Neighborhood (C-N) zoning district, through limitation on uses and design standards, is intended to promote neighborhood serving uses.

The proposed request is 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 Economic Development goal to promote a healthy and diversified economy and support "home grown" and community-based businesses and entrepreneurs. This request also is in line with the designated reinvestment area to promote new investment through compatible infill projects.

The C-N (Commercial Neighborhood) zoning district is the most limited commercial district in the city. Any development in 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 scale and pedestrian oriented in nature. The proposed zoning request, which reflects the existing building and site layout, is of a similar scale and intensity of use as would typically be found in the C-N zoning district.

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-C-N** (Conditional District-Commercial-Neighborhood) zoning district.