



Z-16-01-008

City of Greensboro Planning Department Zoning Staff Report and Plan Amendment Evaluation

Zoning Commission Hearing Date: January 13, 2016

GENERAL INFORMATION

APPLICANT	E. Todd Doerner on behalf of College Park Place Company, Inc.
HEARING TYPE	Rezoning Request
REQUEST	PUD (Planned Unit Development) to PUD (Planned Unit Development)
CONDITIONS	<ol style="list-style-type: none">1. Uses: Limited to residential multifamily and Commercial Neighborhood uses, excluding laundromats, commercial parking and any use with drive-thru service. Commercial uses shall be limited to a maximum of 3,000 square feet.2. Maximum number of residential units shall not exceed 32.3. Maximum number of buildings shall not exceed two 3-story buildings.4. Buildings will have similar architectural features.5. A minimum of 57 parking spaces will be provided.6. Development shall include bicycle rack(s) to accommodate a minimum 12 bicycles.
LOCATION	522 & 528 South Aycok Street
PARCEL ID NUMBER(S)	7854849137
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). 62 notices were mailed to those property owners in the mailing area.
TRACT SIZE	~1.16 Acres
TOPOGRAPHY	Primarily flat
VEGETATION	Multifamily residential

SITE DATA

Existing Use	Multifamily dwellings and a restaurant
Adjacent Zoning	Adjacent Land Uses
N RM-18 (Residential Multifamily)	Multifamily and single family dwellings

E	RM-18 (Residential Multifamily)	S. Aycock St Right-of-way
	PI (Public and Institutional)	UNCG campus
W	RM-18 (Residential Multifamily)	Multifamily and single-family dwellings
S	RM-18 (Residential Multifamily)	Single family and multifamily dwellings

Zoning History

Case #	Date	Request Summary
3492	9/22/2006	<p>The subject property was rezoned from RM-18 to CD-PDI with the following conditions:</p> <ol style="list-style-type: none"> 1. Uses: Primarily residential multifamily with a maximum of 3,900 square feet devoted to Neighborhood Business uses, excluding Laundromats, commercial parking and any use with drive-thru service. 2. Maximum number of residential units shall not exceed 27. 3. Maximum number of buildings shall not exceed two 3-wstory buildings. 4. Architecture will be similar to existing apartment buildings. 5. A minimum of 57 parking spaces will be provided. 6. Install a bicycle rack to accommodate up to 12 or more bicycles.

ZONING DISTRICT STANDARDS

Zoning District Designation:	Existing (PUD)	Requested (PUD)
Max. Density:	N/A	N/A
Typical Uses	Conditioned to include primarily residential multifamily with a maximum of 3900 square feet devoted to Neighborhood Business uses, excluding Laundromats, commercial parking and any use with a drive-thru.	Proposal is conditioned to residential multifamily and Commercial Neighborhood uses, excluding Laundromats, commercial parking and any use with drive-thru service. Commercial uses shall be limited to a maximum of 3,000 square feet.

District Summary *

**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 partially located (approximately the northeast half) within the Central Business Overlay Zone, which prohibits the establishment of new outdoor advertising signs therein.

Environmental/Soils

Water Supply Watershed Site drains to North Buffalo Creek, non-watersupply watershed

Floodplains N/A

Streams N/A

Other: If >1acre is disturbed and Built Upon Area is increased, site must meet current Phase 2 requirements. Water Quality and water quantity must be addressed.

Utilities

Potable Water Available

Waste Water Available

Airport Noise Cone

n/a

Landscaping & Tree Conservation Requirements

Street Yard: Street planting yards must be installed abutting public street rights-of-way. The required street planting yard must have a minimum width of 10 feet (as 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 allowed driveways.

Buffer Yard: Adjacent to single-family residential lots: Type C buffer yard with an average width of 15' that includes 2 canopy trees, 3 understory trees, & 17 shrubs per 100 linear feet.

Parking lot: Trees for required parking spaces: 1 canopy tree per 12 spaces, in islands or medians within the parking lot.

Tree Conservation

Acreege Requirements

1.16 ac. 1% of lot size for a new development;
1% of disturbed area for an expansion

Transportation

Street Classification: Aycock Street – Major Thoroughfare.
Cobb Street – Local Street.

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

Traffic Counts: Aycock Street ADT = 19,5662 (GDOT, 2012).

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 frontage of this property.
Transit in Vicinity:	Yes, GTA Route 1 (West Wendover Avenue) is adjacent to subject site, along Aycock 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 **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 Residential and Institutional**. The requested **PUD (Planned Unit Development)** zoning district is generally consistent with the **Mixed Use Residential** and **Institutional** 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 4B: Target capital investments to leverage private 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.

Policy 4D: Identify potential opportunities and selectively target, plan and promote development/reuse initiatives.

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 5E: Improve the aesthetic quality of publicly owned and maintained 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 6 C: Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

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 7A: Target city investment and regulatory policies for economic development.

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.

Institutional: This designation applies to university and college campuses, major medical/health care concentrations, and similar large-scale institutional activity centers.

CONFORMITY WITH OTHER PLANS

City Plans

Sustainability Action Plan

Element 1) Transportation and Land Use:

Policy 1) Encourage increased density, a mix of land uses and more integrated links between transportation and land use through changes to Greensboro's Comprehensive Plan, Development Ordinance and other related plans.

Element 2) Green Jobs and Buildings:

Policy 3) Develop a coordinated City program to provide technical support, energy audits and education and outreach to increase energy efficiency and conservation in commercial and residential buildings.

Policy 4) Use a combination of code changes, incentives, partnerships and education to promote green building in Greensboro.

Policy 6) Promote more efficient use of water through education, partnerships and pilot projects.

Element 3) Waste Reduction and Recycling:

Policy 7) Employ a combination of expanded recycling infrastructure, regulations and incentives to increase Greensboro's solid waste diversion and recycling rates.

Element 6) Education and Outreach:

Policy 11) Provide technical support, awards and recognition to individuals and organizations furthering Greensboro's energy and sustainability efforts.

Other Plans

n/a

STAFF ANALYSIS AND RECOMMENDATION

Community Outreach

Applicant is strongly encouraged to discuss this proposed rezoning and development with owners of surrounding properties and with representatives of the Mayflower Neighborhood.

Based on the proximity of the subject site to the University of North Carolina, Greensboro, signed bicycle routes #3 and #6, the Spring Garden Street bicycle lanes, and planned bicycle lanes on South Aycock Street, long term safety and accessibility for patrons, residents, and/or employees at the subject site would be greatly enhanced by provision of secure, convenient bicycle parking.

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 (state); and
- Economic Development Impact Zone 1 (local).

Staff Analysis

This 1.16-acre subject site is currently developed with a restaurant and multifamily dwellings. South, west, and north of the request is a combination of multifamily and single-family dwellings (zoned RM-18). East of the request, across S. Aycock Street, is the UNCG campus (zoned PI).

The Generalized Future Land Use Map designates this site as both Mixed Use Residential and Institutional. 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. The Institutional designation applies to university and college campuses, major medical/health care concentrations, and similar large-scale institutional activity centers.

The PUD, Planned Unit Development request, as conditioned, will increase the density to a maximum of 32 dwelling units. All other current conditions will remain the same to ensure compatibility with adjacent development.

Approving this request will help 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. It also support the Economic Development goal to promote a healthy and diversified economy.

This request is consistent with the intent and purpose of the zoning code, the Comprehensive Plan (Connections 2025) and 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.