



# Z-16-04-004

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

Zoning Commission Hearing Date: September 19, 2016

### GENERAL INFORMATION

<b>APPLICANT</b>	The School Associates LLC
<b>HEARING TYPE</b>	Rezoning Request
<b>REQUEST</b>	<b>CD-O</b> (Conditional District-Office) to <b>PUD</b> (Planned Unit Development)
<b>CONDITIONS</b>	1. Uses are limited to a maximum of 80 residential multifamily dwelling units and accessory uses. 2. Maintain the existing principal structures without expansion.
<b>LOCATION</b>	<b>2201 Spring Garden Street &amp; 911 Scott Avenue</b>
<b>PARCEL ID NUMBER(S)</b>	<b>Multiple</b>
<b>PUBLIC NOTIFICATION</b>	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). <b>80</b> notices were mailed to those property owners in the mailing area.
<b>TRACT SIZE</b>	~3.09 Acres
<b>TOPOGRAPHY</b>	Primarily flat
<b>VEGETATION</b>	Multifamily

### SITE DATA

**Existing Use** Multifamily dwellings and accessory uses

	<b>Adjacent Zoning</b>	<b>Adjacent Land Uses</b>
N	RM-18 (Residential Multifamily) CD-RM-26 (Conditional District-Residential Multifamily)	Multifamily dwellings Undeveloped
E	RM-18 (Residential Multifamily)	Multifamily dwellings

W	RM-18 (Residential Multifamily) LI (Light Industrial)	Undeveloped Industrial use
S	CD-RM-18 (Conditional District-Residential Multifamily)	Multifamily dwellings

**Zoning History**

Case #	Date	Request Summary
2539	12/9/1996	Rezoning from CU-GO-H (Conditional Use-General Office-High) to CU-GO-H (Conditional Use-General Office-High) with the following conditions: 1. Uses limited to residential multifamily with a maximum of 59 dwelling units and accessory. 2. The existing building currently located on the 0.46 acre tract fronting Scott Avenue (Section "B" of Cu #2400) to be removed and replaced with a new 12 unit building. 3. The remaining four (4) buildings currently located on the site, 2201, 2203, 2205 and 2207 Spring Garden Street, are to remain.

**ZONING DISTRICT STANDARDS**

Zoning District Designation:	Existing (CD-O)	Requested (PUD)
Max. Density:	N/A	N/A
Typical Uses	Condition limits use to residential multifamily with a maximum of 59 dwelling units and accessory.	Condition limits use to a maximum of 80 residential multifamily dwelling units and accessory uses.

**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 entirety of the subject site is designated as the Pomona High School National Register Historic Property. In addition, the portion of the subject site consisting of the parcel identified as 2201 Spring Garden Street is designated as a Guilford County Landmark Property.

The subject site is located within the Spring Garden Street Pedestrian Scale Overlay District. Consult the Spring Garden Street Pedestrian Scale Overlay Manual for detailed applicable requirements and design guidelines.

**Environmental/Soils**

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

Floodplains N/A

Streams N/A

Other: If >1 acre is disturbed and an increase in BUA is to take place, site must meet Phase 2 requirements. Water quality and water quantity must be addressed. BUA must be treated by a State approved water quality BMP.

**Utilities**

Potable Water Available

Waste Water Available

**Airport Noise Cone**

n/a

**Landscaping & Tree Conservation Requirements**

Landscaping and Tree Conservation not required as there is no expansion of the use or new land disturbance.

**Transportation**

Street Classification: Spring Garden Street – Minor Thoroughfare.  
Scott Avenue – Local Street.  
Bitting Street – Collector Street.

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

Traffic Counts: Spring Garden Street ADT = 15,321 (GDOT, 2015)

Trip Generation: No.

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 portions of the frontage of this property.

Transit in Vicinity: Yes, GTA Route 1 (West Wendover Avenue) is adjacent to subject site, along Spring Garden 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 **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 **Future Land Use Map of the Lindley Park Neighborhood Plan** designates this location as **Multi-Family Residential**. The requested **PUD (Planned Unit Development)** zoning is generally inconsistent with the **Multi-Family Residential** Future Land Use designation. However the applicant has concurrently submitted a request to amend the Future Land Use designation on the subject site to Mixed Use Residential which, if approved, would resolve this inconsistency. The Growth Strategy Map designates the subject site as being within the Patterson Street Reinvestment Corridor.

### **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 6C:** 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**

**Multi-Family Residential (MF):** This category provides for multi-family housing at a density of 6 to 12 dwelling units per acre. The Multi-Family Residential classification accommodates housing types ranging from small-lot, single family detached and attached dwellings such as townhouses to moderate density, low-rise apartment dwellings.

**Mixed Use Residential (MUR):** This category applies to areas where the predominant use is residential and where compatible local-serving nonresidential uses may be introduced. The Mixed Use Residential classification accommodates a diverse mix of housing types and densities, while ensuring that buildings are of appropriate scale and intensity.

**Reinvestment Corridor:** 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 Corridors are older commercial corridors that would benefit from significant public and private investment to enhance their economic viability and strengthen adjacent neighborhoods.

## **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.

### ***Lindley Park Neighborhood Plan***

#### **Element 1) LAND USE:**

**Policy 1)** Define Boundaries Among Industrial and Other Nonresidential Land Uses.

**Policy 2)** Use Green Space to Define Land Use Boundaries.

**Policy 4)** Development of Neighborhood Commercial Nodes.

**Element 2) HOUSING:**

**Policy 1)** Maintain and Preserve the Quality of Existing Housing Stock.

**Policy 2)** Maintain and increase Owner-Occupied Residences.

**Element 3) CONSERVATION AND BEAUTIFICATION:**

**Policy 1)** Streetscaping and Appearance.

**Element 5) TRAFFIC & TRANSPORTATION:**

Policy 1) Speed, Volume and Accidents.

Policy 3) Pedestrian Accessibility Throughout the Neighborhood.

**Element 6) BUILDING THE COMMUNITY:**

**Policy 1)** Connections Among Diverse Stakeholders.

**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 Lindley Park Neighborhood, within which the subject site is located.

Based on the proximity of the subject site to marked bicycle lanes and signed Bicycle Routes 3 and 6, along Spring Garden Street, long term safety and accessibility for future residents, employees, and visitors of this proposed apartment complex 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 Development Investment Incentives (local), and
- Economic Development Impact Zone 1 (local).

**Staff Analysis**

This 3.09-acre subject site is currently developed with multifamily dwellings. North of the request is a combination of multifamily dwellings (RM-18) and undeveloped property (CD-RM-26). East and south of the request is multifamily dwellings (zoned RM-18 and CD-RM-18). West of the request is a combination of undeveloped property (RM-18) and an industrial use (LI).

The Lindley Park Neighborhood Plan's future land use map designates this area as Multifamily. The Multifamily category provides for multifamily housing at a density of 6 to 12 dwelling units per acre. The classification accommodates housing types ranging from small-lot, single-family detached and attached dwellings such as townhouses to moderate density,

low-rise apartment dwellings. In conjunction with the zoning application to allow increased dwelling units, the applicant filed a Comprehensive Plan amendment to revise the future land use category to Mixed Use Residential. The Mixed Use Residential category applies to areas where the predominant use is residential (at varying densities) and where compatible local-serving nonresidential uses may be introduced.

The property has been zoned for residential multifamily dwellings since December 9, 1996. The request to rezone is being made to transition existing four bedroom units into more desirable one and two bedroom units. The project as conditioned will be limited to a maximum of 80 residential dwelling units and will not result in either the expansion of existing principal structures or the addition of new principal structures. This will significantly limit any potential impacts on the surrounding area relative to what exists on the site currently.

As such, the request is compatible with adjacent residential development and supports the Comprehensive Plan's Housing and Neighborhoods goal to 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.

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.