



Z-16-12-002

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

Zoning Commission Hearing Date: December 19, 2016

GENERAL INFORMATION

APPLICANT Abdul Kabuhashemon on behalf of Abdul Brothers Investments Inc.
HEARING TYPE Rezoning Request
REQUEST Rezone from PI (Public and Institutional) to PUD (Planned Unit Development)
CONDITIONS
1. Use shall be limited to a maximum of 62 residential dwelling units.
2. Maintain the existing building without expansion.
LOCATION **1000 West Market Street**
PARCEL ID NUMBER(S) **7864266677**
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 1.247 Acres
TOPOGRAPHY Sloping
VEGETATION Residential Landscaping

SITE DATA

| | |
|------------------------|---------------------------|
| Existing Use | Multifamily Residential |
| Adjacent Zoning | Adjacent Land Uses |
| N R-5 | Place of Worship |
| E O | Multifamily Residential |
| W O | Offices |
| S O | Offices |

Zoning History

| Case # | Date | Request Summary |
|--------|------|--|
| N/A | N/A | The subject property is currently zoned PI (Public and Institutional) and has been since the adoption of the Land Development Ordinance (LDO) in July 2010. Prior to the LDO, the property was also zoned PI (Public and Intuitional). |

ZONING DISTRICT STANDARDS

District Summary *

| Zoning District Designation: | Existing (PI) | Requested (PUD) |
|------------------------------|--|--|
| Max. Density: | N/A | N/A |
| Typical Uses | Intended to accommodate mid- and large-sized public, quasi-public and institutional uses which have a substantial land use impact or traffic generation potential. | Conditioned to be limited to a maximum of 62 residential dwelling units. |

**These regulations may not reflect all requirements for all situations; see the City of Greensboro Land Development Ordinance for all applicable regulations for site requirements for this zoning district.*

SPECIAL INFORMATION

Overlay District Ordinance/Historic Preservation

The subject site is located within the West Friendly Avenue Visual Corridor Overlay Zone and within the Central Business Overlay Zone, both of which prohibit the establishment of new outdoor advertising signs.

Environmental/Soils

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

Floodplains >2000FT

Streams N/A

Other: If >1 acre is disturbed and an increase in BUA takes place, site must meet Phase 2 requirements, water quality and water quantity must be addressed.

Utilities

Potable Water Available

Waste Water Available

Airport Overlay District & Noise Cone

n/a

Landscaping & Tree Conservation Requirements

Landscaping: Landscaping will only be required in the event of an expansion of use or redevelopment of the property.

Street Yards: 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 Yards: Adjacent to vacant property or multi-family residential: Vehicular Use Area buffer yard (see below) between any parking lot or drive aisle and the adjacent property line

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

Tree Conservation: Tree Conservation is required in the event of expansions of buildings, parking areas, or open uses of land, except for those expansions which disturb area of 3,000 sq. ft. or less: 1% of disturbed area.

Transportation

Street Classification: West Market Street – Major Thoroughfare.
North Mendenhall Street – Collector Street.

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

Traffic Counts: West Market Street ADT = 12,077 (GDOT, 2014).
North Mendenhall Street ADT = 2,184 (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 1 (West Wendover Avenue), 7 (Friendly Avenue), and 9 (West Market Street) are all adjacent to subject site, along Friendly Avenue. |
| Traffic Impact Study: (TIS) | No TIS required per TIS Ordinance. |
| Street Connectivity: | N/A. |
| Other: | N/A. |

IMPACT/POLICY 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 **Low Residential (3-5 d.u./acre)**. The requested **PUD (Planned Unit Development)** zoning district is generally inconsistent with the **Low Residential (3-5 d.u./acre)** GFLUM designation, however, per City Council adopted policy, a GFLUM amendment is not required for re-zoning requests that do not involve a significant physical change resulting in new or expanded structures.

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

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.

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 adjacent College Hill and Westerwood Neighborhoods.

Based on the proximity of the subject site to the Central Business District, Greensboro College, University of North Carolina at Greensboro, the planned Downtown Greenway, signed bicycle routes #3 and #6, and planned sharrows along Mendenhall Street, long term quality of life for future residents, employees, and visitors of 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).

Staff Analysis

The 1.247-acre subject site was most recently used as a private dormitory for Greensboro College. The property was recently sold and the new owner is seeking to convert the existing building to general multifamily uses using the existing building. North of the site is a place of religious assembly (zoned R-5). East of the request are multifamily dwellings (zoned O). South and west of the request are office uses (zoned O).

The Comprehensive Plan's future land use map designates this area as Low Residential. This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within a density range of 3 to 5 dwelling units per gross acre or less. Per City Council adopted policy since this rezoning request, as conditioned, will not result in new or expanded structures it is exempt from a Comprehensive Plan amendment.

This request is consistent with the development patterns in the area and based on the proposed conditions would not result in activities significantly different than the previous use at this location. The request supports both the Comprehensive Plan's Reinvestment/Infill goal to promote sound investment in Greensboro's urban areas and the Housing and Neighborhood 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.