



Z-10-11-005

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

Zoning Commission Hearing Date: November 8, 2010

GENERAL INFORMATION

APPLICANT Trace SP, LLC

HEARING TYPE Rezoning

REQUEST **PUD** (Planned Unit Development) to **CD-C-M** (Conditional District-Commercial-Medium)

CONDITIONS 1. All uses permitted in the **C-M** (Commercial-Medium) zoning district **except** bus and rail terminals, taxi dispatch terminals, sexually oriented business and recycling collection points.

LOCATION **1819-1827 Spring Garden Street** and **953-999 Chapman Court**, generally described as south of Spring Garden Street and east of Chapman Court.

PARCEL ID NUMBER(S) **7854627963 and 7854627711**

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

TRACT SIZE ~1.89 Acres

TOPOGRAPHY Generally flat

VEGETATION None

SITE DATA

Existing Use 2 vacant warehouses

	Adjacent Zoning	Adjacent Land Uses
N	C-M (Commercial-Medium)	Offices
E	LI (Light Industrial)	Time Warner Cable offices and utilities
W	C-M (Commercial-Medium)	Retail
S	LI (Light Industrial)	Baby Diaper Services

Zoning History

Case #	Date	Request Summary
3547	04/19/2007	<p>This property was rezoned from LI(Light Industrial) to CD-PDI(Conditional District-Planned Unit Development-Infill) with the following conditions</p> <ol style="list-style-type: none">1. All uses permitted in the General Business zoning district except Land Clearing and Inert Debris Landfills, Nursing or Convalescent Homes, Psychiatric Hospitals, Automobile Repair Services (Major and Minor), Automobile Towing and Storage Services, Funeral Homes or Crematoriums.2. Interior pedestrian circulation between principal buildings, and between principal buildings and public streets, shall be provided through the use of clearly defined walkways. For the purposes of compliance with this condition, walkways may be defined by painted cross-hatched areas.3. One (1) bicycle space shall be provided for every seven (7) vehicle parking spaces.4. Parking shall be prohibited between Spring Garden Street and any building fronting Spring Garden Street.5. There shall be a minimum of twenty-four (24) residential units.6. There shall be a minimum of 6,000 square feet devoted to primarily nonresidential uses.7. Applicant shall include in any contract or lease, as well as any filed site plan and/or recorded declaration for the subject property, a disclosure that the subject property is adjoined by a Light Industrial use which includes a communications tower with strobe lights, satellite dishes, warehouse and technical operations and generators.8. The construction of any residential units on the subject property shall incorporate the use of sound attenuating materials designed to achieve more sound blockage than standard construction materials.

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (PUD)	Requested (CD-C-M)
Max. Density:	N/A	N/A
Typical Uses	Primarily intended to allow a diverse mixture of residential and/or nonresidential uses and structures that function as cohesive and unified projects.	Primarily intended to accommodate a wide range of retail, service, and office uses.

**These regulations may not reflect the actual requirements for all situations; see the City of Greensboro Zoning Code for actual 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	N/A
Streams	N/A
Other:	If >1acre of disturbance is to take place, site must meet Phase 2 requirements

Utilities

Water	N/A
Sewer	N/A

Airport Noise Cone

The subject property is not located in the Airport Noise Cone.

Landscaping Requirements (applicable if the site is redeveloped)

Spring Garden St. and Chapman Ct. - Street Yard – minimum width 10'; 2 canopy trees per 100', 17 shrubs per 100'

Parking Lot - 1 canopy tree per every 12 spaces

Vehicular Use Area Screening –

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 used to satisfy the planting requirements for parking lot areas may not be counted toward the planting requirements for other required plantings on the site.

Tree Preservation Requirements (applicable if the site is redeveloped)
Acreage Requirements

1.89 ac. **5% of lot size**

Transportation

Street Classification: Spring Garden Street – Minor Thoroughfare.
 Site Access: Existing. All access(s) must be designed and constructed to the City of Greensboro standards.
 Traffic Counts: Spring Garden Street ADT = 18,111 (2007).
 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. There is some sidewalk along the frontage of this property.
 Transit in Vicinity: Yes, route 1, W. Wendover Avenue.
 Traffic Impact Study: No, not required per TIS Ordinance.
 (TIS)
 Street Connectivity: N/A.
 Other: N/A.

IMPACT ANALYSIS

Land Use Compatibility

The proposed **CD-C-M** (Conditional District-Commercial-Medium) 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**. The requested CD-C-M (Conditional District-Commercial-Medium) zoning district is consistent with this GFLUM designation.

Connections 2025 Written Policies

Reinvestment/Infill Goal: 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.

Man-made Environment Goal: Preserve and enhance the character and visual quality of Greensboro's built environment, including historic resources, private developments, and public landscapes.

POLICY 5F.2: Improve design standards for new development to enhance community appearance and sense of place (visual impacts on adjacent neighborhoods).

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.

CONFORMITY WITH OTHER PLANS

City Plans – N/A

Other Plans - N/A

Staff/Agency Comments

Water Resources – See above.

Housing and Community Development

The subject site is located:

- Partly within a reinvestment corridor as designated by *Connections 2025*;
- Within the area eligible for New Markets Tax Credits (federal);
- Within the area eligible for Recovery Zone Bonds under the American Recovery and Reinvestment Act (federal);
- Within the area eligible for assistance to Small Business Concerns under the federal Historically Under-utilized Business Program (federal); and
- Within the area eligible for tax credits under the Urban Progress Zone Program (state).

Planning

This 1.89-acre site, which is generally located south of Spring Garden Street and east of Chapman Court, was rezoned in 2007 from LI (Light Industrial) to CD-PDI (Conditional District-Planned Unit Development-Infill) for a proposed mixed use development. The property has since changed hands and it is the intention of the current owner to rehabilitate the existing buildings for a variety of retail tenants.

Staff believes that this request is consistent with the intent and purpose of the Comprehensive Plan policies in that it will promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods, encourage the redevelopment and adaptive reuse of an underutilized/abandoned property and also encourage infill opportunities.

Staff believes that this request is consistent with the Generalized Future Land Use Map (GFLUM). Staff is also of the opinion that the request will be compatible with the existing development and trend in the surrounding neighborhood.

STAFF RECOMMENDATION

Staff recommends **approval** of the requested **CD-C-M** (Conditional District-Commercial-Medium) zoning district.