



Z-18-09-005

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

Zoning Commission Hearing Date: September 17, 2018

GENERAL INFORMATION

APPLICANT	Bryon Nelson for Hawthorne Communities, LLC
HEARING TYPE	Rezoning Request
REQUEST	RM-18 (Residential Multi-family - 18) to CD-RM-26 (Conditional District Residential Multi-family-26)
CONDITIONS	<ol style="list-style-type: none">1. Uses will be limited to Multi-family Residential Development.2. Exterior buildings will be brick veneer except for trim areas and doorways.
LOCATION	1911-1915 Spring Garden Street and 903 Reynolds Place
PARCEL ID NUMBER(S)	7854622923
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). 78 notices were mailed to those property owners in the mailing area.
TRACT SIZE	1.422 Acres
TOPOGRAPHY	Primarily Flat
VEGETATION	Urban

SITE DATA

Existing Use	Multi-family
Adjacent Zoning	Adjacent Land Uses
N RM-18 (Residential Multi-family) and C-M (Commercial-Medium)	Multi-family and Retail
E C-M (Commercial-Medium)	Retail Services and Restaurant

W	RM-18 (Residential-Multi-family)	Multi-family
S	LI (Light Industrial)	Industrial and offices

Zoning History

Case #	Date	Request Summary
N/A	N/A	The property is currently zoned RM-18 (Residential Multi-family - 18) and has been since the adoption of the Land Development ordinance in July 2010. Prior to the LDO, the subject property was zoned RM-18 (Residential Multifamily - 18).

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (RM-18)	Requested (CD-RM-26)
Max. Density:	18 dwelling units per acre	26 dwelling units per acre
Typical Uses	Typical uses in the RM-18 district include multi-family uses	Typical uses in the RM-26 district include multi-family uses

**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

n/a

Environmental/Soils

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

Floodplains >2000LF

Streams N/A

Other: If site disturbed >1acre and increased the BUA amount, site must meet Phase 2 requirements, Water Quality and Water Quantity must be addressed. Any new BUA must be treated by a State approved Water Quality BMP and any existing BUA that would drain to the device treated to the maximum extent practicable.

Utilities

Potable Water Available

Waste Water Available

Airport Overlay District & Noise Cone

n/a

Landscaping & Tree Conservation Requirements

Landscaping:

Landscaping will be required between any expansion of use or redevelopment and the adjacent property lines.

Street Yards:

10' wide street yard along Spring Garden St. frontage, with planting rate of 2 canopy trees and 17 shrubs per 100 l.f.

Buffer Yards:

Adjacent to Retail Sales and Service uses: 15-foot Type C yard with planting rate of 2 canopy trees, 3 understory trees, and 17 shrubs per 100 l.f.

Adjacent to Multi-family uses: 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:

For 1.422 acres, 5% of parcel size in critical root zone to be dedicated for Tree Conservation.

Transportation

Street Classification: Spring Garden Street – Minor Thoroughfare.
Reynolds Place – Local Street.

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

Traffic Counts: Spring Garden Street ADT = 15,898 (GDOT, 2015).

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 property, along Spring Garden Street.

Traffic Impact Study: No TIS required per TIS Ordinance.
(TIS)

Street Connectivity: N/A.

Other: N/A.

IMPACT/POLICY ANALYSIS

Land Use Compatibility

The proposed **CD-RM-26 (Conditional District – Residential, Multi-family – 26 du/ac)** zoning, as conditioned, 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-RM-26 (Conditional District – Residential, Multi-family – 26 du/ac)** zoning district, as conditioned, is generally consistent with the **Mixed Use Residential** GFLUM designation. The Growth Strategy Map identifies the subject site as being located 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

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.

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.

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.

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), and
- Economic Development Impact Zone 1 (local).

Staff Analysis

The 1.422-acre subject site is currently used for multifamily dwellings. North of the request are multi-family uses (zoned RM-18) and retail/service uses (zoned C-M). East of the request are retail and restaurant uses (zoned C-M). South of the request is an industrial use (zoned LI). West of the request are multi-family uses (zoned RM-18).

The Comprehensive Plan’s Future Land Use Map designates the subject property as Mixed Use Residential. 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 proposed request is intended to allow additional multi-family residential development located in close proximity to an abundance of retail and service businesses along Spring Garden Street.

The RM-26 zoning district generally is intended to accommodate high density multi-family residential uses. The proposed CD-RM-26 zoning request is consistent with 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 also imposes zoning conditions that will limit negative impacts on the surrounding neighborhood.

The 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 **CD-RM-26** (Condition District – Residential Multi-family - 26) zoning district.