



# Z-18-11-002

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

**Zoning Commission Hearing Date: November 19, 2018**

### GENERAL INFORMATION

<b>APPLICANT</b>	Covington and Associates for North Carolina A&T State University
<b>HEARING TYPE</b>	Rezoning Request
<b>REQUEST</b>	R-5 (Residential Single-family - 5) and PI (Public and Institutional) to PUD (Planned Unit Development)
<b>CONDITIONS</b>	1. Uses limited to: a. A maximum of 126 residential dwelling units, b. Nonresidential gross floor area not to exceed 16,622 square feet, and c. Commercial parking.
<b>LOCATION</b>	919-1019 Bluford Street, 1100-1206 Salem Street, 401-403 and 400-406 Boyd Street, 311 and 400-402 Stewart Street, and 400-405 Stedman Street
<b>PARCEL ID NUMBER(S)</b>	<b>Multiple parcels.</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>87</b> notices were mailed to those property owners in the mailing area.
<b>TRACT SIZE</b>	5.61 Acres
<b>TOPOGRAPHY</b>	Sloping
<b>VEGETATION</b>	Residential

### SITE DATA

<b>Existing Use</b>	Vacant land and single-family dwellings
<b>Adjacent Zoning</b>	<b>Adjacent Land Uses</b>
N R-5 (Residential-Single Family)	Single-family dwelling

E	PI (Public and Institutional)	University
W	R-5 (Residential-Single Family)	Single-family dwelling
S	PI (Public and Institutional)	University

**Zoning History**

Case #	Date	Request Summary
3855 & 3857	August 13, 2012 & September 4, 2012	Portions of the subject property were rezoned to from R-5 (Residential Single Family – 5) to PI (Public and Institutional) in two different zoning actions.
N/A	N/A	The remaining subject properties are currently zoned R-5 (Residential Single Family - 5) and has been since the adoption of the Land Development ordinance in July 2010. Prior to the LDO, the subject property was zoned RS-7 (Residential Single Family).

**ZONING DISTRICT STANDARDS**

**District Summary \***

Zoning District Designation:	Existing (R-5)	Existing (PI)	Requested (PUD)
Max. Density:	5 dwelling units per acre	N/A	N/A
Typical Uses:	Typical uses in the R-5 district may include single-family uses.	Typical uses in the PI district include place of religious assembly, hospitals, educational facilities, and parks.	Uses limited to a maximum of 126 residential dwelling units, nonresidential gross floor area not to exceed 16,622 square feet, and Commercial Parking.

*\*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 Central Business Overlay Zone, which prohibits establishment of new outdoor advertising signs therein.

**Environmental/Soils**

Water Supply Watershed Site drains to N. Buffalo Creek, Non-Watersupply Watershed Watershed

Floodplains           ➤ 2000LF

Streams           Existing channel behind 400-404 Stedman Street must be identified. Non-Blue line streams must be identified. If either intermittent or perennial, then a 30ft non-encroachment area will be required or 5x's the channel width, whichever is greater.

Other:           If lots are combined to equal 1acre or more, if >1acre is disturbed AND the BUA is increased, site must meet current Phase 2 requirements, Water Quality and Water Quantity Control must be addressed. If lots are combined to <1acre, site must address Water Quantity Control.

**Utilities (Availability)**

Existing water/sewer available

**Airport Overlay District & Noise Cone**

n/a

**Landscaping & Tree Conservation Requirements**

**Landscaping:**

Landscaping will be determined by the Unified Development Plan. Minimum standards will be those set out in Section 30-10 of the development ordinance, and will include street buffer yards, buffer yards between the site and adjacent properties, and parking lot trees.

**Tree Conservation:**

For 5.61 acres, 10% of parcel size in critical root zone to be dedicated for Tree Conservation.

**Transportation**

Street Classification:   Bluford Street – Local Street.  
Salem Street – Local Street.  
Boyd Street – Local Street.  
Stewart Street – Local Street.  
Stedman Street – Local Street.

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

Traffic Counts:       None Available.

Trip Generation:      Not available at time of print.

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 a portion of the frontage of these properties.

Transit in Vicinity:	Yes, GTA Route 14 (Bessemer Avenue / Phillips Avenue) is within 900' of subject site, along E Lindsay Street.
Traffic Impact Study: (TIS)	Yes, required per TIS Ordinance. Executive Summary not available at time of print.
Street Connectivity:	N/A.
Other:	N/A.

### **IMPACT/POLICY ANALYSIS**

#### **Land Use Compatibility**

The proposed **PUD (Planned Unit Development)** zoning, as conditioned, would allow land uses that are compatible with the general character of the area.

#### **Connections 2025 Comprehensive Plan Policies**

The Generalized Land Use Map designates this subject site as **Institutional**. The requested **PUD (Planned Unit Development)** zoning district, as conditioned, is generally consistent with the **Institutional** future land use designation. The Growth Strategy Map designates the subject site as being within the NC A&T State University Reinvestment Area.

#### **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**

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

**Reinvestment Area:** 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 Areas are neighborhoods and districts within Greensboro's urban areas that would most benefit from actions to promote compatible infill development and other forms of investment and reinvestment.

## **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 Cumberland Courts neighborhood, within which the subject site is predominantly located.

### **Staff Analysis**

The 5.61 acre subject property is made up of 31 individual properties, which either contain single-family dwellings or are currently vacant. The properties are currently zoned R-5 and PI. North and west of the request are single-family dwellings (zoned R-5). South and east of the request are university uses (zoned PI).

The Comprehensive Plan's Future Land Use Map currently designates this site as Institutional. The Institutional designation applies to university and college campuses, major medical/health care concentrations, and similar large-scale institutional activity centers. The rezoning request is generally consistent with the Institutional future land use designation. The Growth Strategy Map also designates the subject site as being within the NCA&T State University Reinvestment Area. Reinvestment Areas are neighborhoods and districts within Greensboro's urban areas that would most benefit from actions to promote compatible infill development and other forms of investment and reinvestment.

The requested PUD (Planned Unit Development) zoning district will allow a mix of residential and commercial uses directly supporting the university campus. The request, as conditioned, is generally compatible with both adjacent residential and institutional development and supports the Comprehensive Plan's Reinvestment/Infill goal to promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods. It is also consistent with the Economic Development goal to 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.

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 **PUD** (Planned Unit Development) zoning district.