



Z-23-10-001

City of Greensboro Planning Department Zoning Staff Report

Planning and Zoning Commission Hearing Date: October 16, 2023

GENERAL INFORMATION

APPLICANT	E. Todd Doerner for College Park Place Company, Inc.
HEARING TYPE	Rezoning Request
REQUEST	RM-18 (Residential Multi-family – 18) and PUD (Planned Unit Development) to PUD (Planned Unit Development) with the required Unified Development Plan
CONDITIONS	<p>Phase 1:</p> <ol style="list-style-type: none">1. Uses: Limited to residential multifamily and Commercial Neighborhood uses, excluding laundromats, commercial parking and any use with drive-thru service. Commercial uses shall be limited to a maximum of 3,000 square feet.2. Maximum number of residential units shall not exceed 32.3. Maximum number of buildings shall not exceed two 3-story buildings.4. Buildings will have similar architectural features.5. A minimum of 57 parking spaces will be provided.6. Development shall include bicycle rack(s) to accommodate a minimum 12 bicycles. <p>Phase 2:</p> <ol style="list-style-type: none">1. Uses limited to a maximum of 24 dwelling units.2. Maximum building height shall not exceed 3 stories/52 feet.3. Buildings shall have similar architectural features as Phase 1.
LOCATION	1606 Cobb Street and 520 South Josephine Boyd Street
PARCEL ID NUMBER(S)	7854847175 and 7854849137
PUBLIC NOTIFICATION	The notification area for this public hearing was 750 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 1.858 acres
TOPOGRAPHY Generally flat.
VEGETATION Wooded on the single-family lot

SITE DATA

Existing Use Single-family dwelling, multi-family dwellings, and commercial uses

	Adjacent Zoning	Adjacent Land Uses
N	RM-18 (Residential Multi-family – 18)	Single-family and multi-family dwellings
E	PI (Public and Institutional)	UNCG Campus
S	RM-18 (Residential Multi-family – 18)	Single-family and multi-family dwellings
W	RM-18 (Residential Multi-family – 18)	Single-family and multi-family dwellings

Zoning History

Case #	Date	Request Summary
N/A	N/A	1606 Cobb Street is currently zoned RM-18 (Residential Multi-family – 18). That has been the zoning since the adoption of the Land Development ordinance in July 2010. Prior to the LDO, the subject properties were zoned RM-18 (Residential Multi-family – 18).
4040	January 13, 2016	520 South Josephine Boyd Street was rezoned from PUD (Planned Unit Development) to PUD (Planned Unit Development). With the following conditions: <ol style="list-style-type: none"> 1. Uses: Limited to residential multifamily and Commercial Neighborhood uses, excluding laundromats, commercial parking and any use with drive-thru service. Commercial uses shall be limited to a maximum of 3,000 square feet. 2. Maximum number of residential units shall not exceed 32. 3. Maximum number of buildings shall not exceed two 3-story buildings. 4. Buildings will have similar architectural features. 5. A minimum of 57 parking spaces will be provided. 6. Development shall include bicycle rack(s) to accommodate a minimum 12 bicycles.

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (RM-18)	Existing PUD	Requested (PUD)
Max. Density:	18 dwelling units/acre	27.19 units per acre as shown on the recorded UDP	30.14 units per acre as shown on the proposed UDP
Typical Uses:	Typical uses in the RM-18 district include multi-family residential of up to 18 dwelling units per acre.	<ol style="list-style-type: none"> 1. Uses: Limited to residential multifamily and Commercial Neighborhood uses, excluding laundromats, commercial parking and any use with drive-thru service. Commercial uses shall be limited to a maximum of 3,000 square feet. 2. Maximum number of residential units shall not exceed 32. 3. Maximum number of buildings shall not exceed two 3-story buildings. 4. Buildings will have similar architectural features. 5. A minimum of 57 parking spaces will be provided. 6. Development shall include bicycle rack(s) to accommodate a minimum 12 bicycles. 	<p>Phase 1:</p> <ol style="list-style-type: none"> 1. Uses: Limited to residential multifamily and Commercial Neighborhood uses, excluding laundromats, commercial parking and any use with drive-thru service. Commercial uses shall be limited to a maximum of 3,000 square feet. 2. Maximum number of residential units shall not exceed 32. 3. Maximum number of buildings shall not exceed two 3-story buildings. 4. Buildings will have similar architectural features. 5. A minimum of 57 parking spaces will be provided. 6. Development shall include bicycle rack(s) to accommodate a minimum 12 bicycles. <p>Phase 2:</p> <ol style="list-style-type: none"> 1. Uses limited to a maximum of 24 dwelling units. 2. Maximum building height shall not exceed 3 stories/52 feet.

- 3. Buildings shall have similar architectural features as Phase 1.

**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 not located within an overlay zoning district.

The subject site is not:

- Located in a City of Greensboro Historic District or Heritage Community
- Designated as a Guilford County Landmark Property
- Recognized as a State of North Carolina Historic Site
- Listed in the National Register of Historic Places
- Located in a National Register Historic District

Environmental/Soils

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

Floodplains ➤ 2000LF

Streams N/A

Other: If >1 acre is disturbed and the BUA is increased, site must meet Phase 2 requirements. Water Quality and Water Quantity Control for Phase 2 must be addressed for the entire site. Water Quality must treat the first 1” of rainfall. Water Quantity Control must reduce the 1yr, 2yr & 10yr 24hr storms to pre-development levels. All BUA must be treated by a State approved water quality BMP/SCM.

Utilities (Availability)

Water and sewer are available in Cobb Street. Private developer will need to extend water and sewer to City of Greensboro’s Standards

Airport Overlay District & Noise Cone

n/a

Landscaping & Tree Conservation Requirements

Landscaping:

The landscaping requirements of the PUD are established within the Unified Development Plan. The minimum requirements are those set out in Section 30-10 of the Land Development Ordinance, as noted below.

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 single-family / Multi-family residential uses: Type B buffer yard, with an average width of 25', a minimum width of 20', and a planting rate of 3 canopy trees, 5 understory trees, and 25 shrubs per 100 ft

Parking Lots:

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

Tree Conservation:

For 1.858 acres, 5% of parcel size in critical root zone to be dedicated for Tree Conservation.

Transportation

Street Classification: Josephine Boyd Street –Major Thoroughfare.
Cobb Street - Local Street.

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

Traffic Counts: Josephine Boyd Street AADT = 15,000 vpd (NCDOT, 2021).

Trip Generation: N/A.

Sidewalks: Sidewalks are a requirement of the Development Ordinance and shall be installed per the Streets Design Standards Manual. Sidewalk does currently exist along the frontage of this property.

Transit in Vicinity: Yes, GTA Route 1 (Spring Garden Street/ West Wendover Avenue) is within 650 ft. of the subject site, 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 **PUD (Planned Unit Development)** zoning, as conditioned, would allow land uses that are compatible with the general character of the area.

GSO2040 Comprehensive Plan Policies

The **GSO2040** Future Land Use Map designates this location as **Residential**. The proposed **PUD (Planned Unit Development)** zoning district, as conditioned, would allow uses that are generally consistent with those described in the **Residential** land use designation. The location is also adjacent to an area that is designated as **Residential**. The **GSO2040** Future Built Form map designates this location as **Urban Central**.

GSO2040 Written Policies

Filling In Our Framework - How we arrange our land uses for where we live, work, attend school, shop and enjoy our free time can create a more vibrant and livable Greensboro.

Goal C – People choose to live in Greensboro because every neighborhood is safe and has convenient access to first-rate schools, services, shopping, parks, and community facilities.

Creating Great Places - Creating interesting and attractive places and vibrant public spaces in neighborhoods, across Greensboro, in downtown and with our historic resources.

Goal A - Greensboro’s citywide network of unique neighborhoods offer residents of all walks of life a variety of quality housing choices.

Strategy 2 - Meet housing needs and desires with a sufficient and diverse supply of housing products, prices and locations.

Building Community Connections - Greensboro is unique and memorable based on our quality of life, culture, arts and places and the ties that bind us together as a community.

Goal E - Everyone does their part to maintain stable, attractive, and healthy places to live and raise families.

Strategy 1 - Build upon successful community initiatives to improve housing conditions while encouraging community involvement and participation.

GSO2040 Map Policies

Future Land Use Map

Future Land Uses: Broad areas based on the main character of land uses that we want to see in the future. These are not intended to be exclusive; it is assumed that there are a variety of uses in each area, but the designation reflects the area’s predominant character.

Residential: Includes both single-and multi-family residential. Other uses should generally be in the scale of a Neighborhood- or a District- Scaled Activity Center as described in the Future Built Form Map, in a form that is appropriate to the character of the area. Many residential areas include commercial corridors, and future development along these corridors should be oriented to the corridor to avoid negative impacts to adjacent residences.

Future Built Form Map

Place Types: Areas that have a consistency of character, identity or purpose and that are most often bounded by corridors, natural features, or parks that create transition or separation from other neighborhoods that may not share the same characteristics.

Urban Central should reflect these characteristics:

- 1. Development is consistent with adopted neighborhood plans and their design guidelines.

2. New development should be compatible with the existing development pattern, as described in the “Existing Built Form” section: Short blocks and a grid-based street pattern;
 - Fine-grained zoning designations with a wide variety of uses are found closer to each other;
 - A range of residential building types, from detached, single-family houses, to Missing Middle Housing, to mid-rise multi-family in close proximity to each other; and high-rise multi-family in Activity Centers and along Mixed-Use Corridors;
 - Buildings on lots that are close to the width of a residential lot, rather than a uniform building along the entire block face;
 - Buildings close to each other and to the street; and
 - Connected sidewalks that form a walkable network.
3. There is benefit from and support from the viability of public open spaces, plazas, public art, and cultural resources.
4. Safety and crime prevention is integrated into building and site design by orienting windows and doorways to streets overlooking semi-public and shared spaces. Parking is oriented behind buildings, so buildings are built to the street with unobstructed windows for visual surveillance on the sidewalk and street.
5. Front doors and porches build community and neighborhood vitality and encourage neighbor interaction.
6. Exterior building materials are durable, sustainable, and contribute to the unique character of the surrounding buildings and existing neighborhood.
7. Equitable and ample access to walking, bicycling, transit and ride sharing is provided.

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.

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.

Staff Unified Development Plan (UDP) Analysis

On September 1, 2020 the Zoning Commission assumed responsibility for reviewing Unified Development Plans in conjunction with rezoning request to a Planned Unit Development zoning district.

There are three main purposes for a Unified Development Plan (UDP). One is to specify the type of development and dimensional standards that will govern the development in various

sections of the property. The second is to make sure that City of Greensboro service providers can adequately serve the proposed development. Finally, the Unified Development Plan puts the development standards into a form recordable at the Guilford County Register of Deeds Office so there will be notice of these requirements to future owners and occupants.

When making the determination to approve a Unified Development Plan (UDP), the Zoning Commission must review the UDP for consistency with the approved Planned Unit Development (PUD) Concept Plan and zoning conditions.

The Technical Review Committee reviewed and conditionally approved the Unified Development Plan (UDP) on October 5, 2023 with comments that landscaping standards shall comply with the Land Development Ordinance, unless otherwise stated on the Unified Development Plan.

Staff Rezoning Analysis

The subject properties are approximately 1.858 acres and currently contain a single-family dwelling, multi-family dwellings, and commercial uses, zoned RM-18 and PUD. North, south, and west of the request contain single-family and multi-family dwellings, zoned RM-18. East of the request contains a portion of the UNCG campus, zoned PI.

The proposed rezoning request supports the Comprehensive Plan's Creating Great Places Big Idea to meet housing needs and desires with a sufficient and diverse supply of housing products, prices and locations. The request also supports the Filling in Our Framework Big Idea regarding how we arrange our land uses for where we live, work, attend school, shop and enjoy our free time can create a more vibrant and livable Greensboro.

The Comprehensive Plan's Future Land Use Map currently designates these properties as Residential. The Residential designation includes both single-and multi-family residential. Other uses should generally be in the scale of a Neighborhood or a Community Center as described in the Future Built Form Map, in a form that is appropriate to the character of the area. Many residential areas include commercial corridors, and future development along these corridors should be oriented to the corridor to avoid negative impacts to adjacent residences.

The Comprehensive Plan's Future Built Form Map currently designates this property as Urban Central. Characteristics of the Urban Central classification include the following:

1. Development is consistent with adopted neighborhood plans and their design guidelines.
2. New development should be compatible with the existing development pattern, as described in the "Existing Built Form" section: Short blocks and a grid-based street pattern;
 - Fine-grained zoning designations with a wide variety of uses are found closer to each other;
 - A range of residential building types, from detached, single-family houses, to Missing Middle Housing, to mid-rise multi-family in close proximity to each other; and high-rise multi-family in Activity Centers and along Mixed-Use Corridors;
 - Buildings on lots that are close to the width of a residential lot, rather than a uniform building along the entire block face;
 - Buildings close to each other and to the street; and
 - Connected sidewalks that form a walkable network.

- 3. There is benefit from and support from the viability of public open spaces, plazas, public art, and cultural resources.
- 4. Safety and crime prevention is integrated into building and site design by orienting windows and doorways to streets overlooking semi-public and shared spaces. Parking is oriented behind buildings, so buildings are built to the street with unobstructed windows for visual surveillance on the sidewalk and street.
- 5. Front doors and porches build community and neighborhood vitality and encourage neighbor interaction.
- 6. Exterior building materials are durable, sustainable, and contribute to the unique character of the surrounding buildings and existing neighborhood.
- 7. Equitable and ample access to walking, bicycling, transit and ride sharing is provided.

The proposed PUD zoning designation, as conditioned, would allow higher density residential uses in immediate proximity to a university and other mixed use development. The nonresidential component of the proposed PUD includes conditions that limit potential negative impacts on the surrounding area. The zoning also encourages appropriate scaled development close to a major thoroughfare and maintains good transitions between residential development and commercial uses.

This request is consistent with the intent and purpose of the zoning code, the Comprehensive Plan (GSO 2040) and is generally compatible with the existing development in the surrounding area.

Staff Recommendation

Staff recommends **approval** of the requested **PUD** (Planned Unit Development) zoning district.