



City of **GREENSBORO** *North Carolina*

February 2, 2016 / City Council

“Expanded Multifamily Options In Commercial Districts”

Planning Department



Expanded Multifamily in Commercial Zoning – The Framework

Comprehensive Plan

Mixed Development In Key Areas

Activity Centers

Reinvestment Corridors

Mixed Use Future Land Use Classifications

Reinvestment/Infill

Housing and Neighborhoods

Housing Near Services

Economic Development

Community Facilities



*Adopted
May 2003*



Multifamily Zoning – Current LDO Provisions

Zoning Districts Allowing Multifamily (May Require Rezoning)

Residential Multifamily (RM-)

- Multifamily and single family uses, no commercial
- Density ranges 5 - 40 units/acre

Planned Unit Development (PUD)

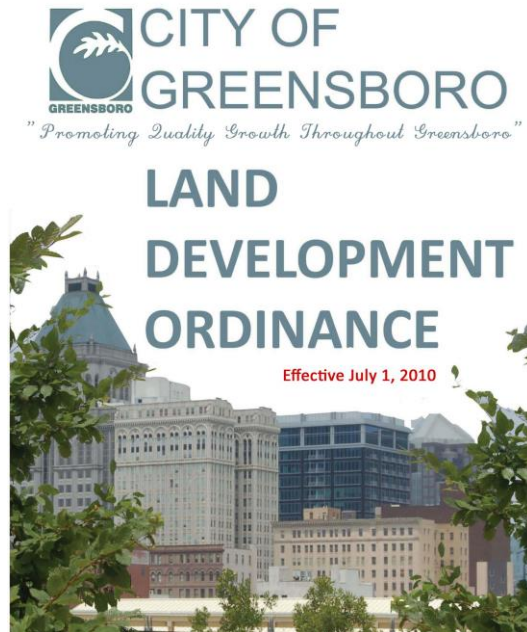
- All uses except industrial or agricultural uses.
- Requires Conditional Zoning and Unified Development Plan (customized dimensional standards)
- No maximum residential density

Mixed Use (MU-, AO, UMU, NS)

- Minimum 30% each of residential and nonresidential uses
- No maximum residential density

Upper Story Residential (New Use in LDO)

- Allowed in all commercial and mixed use districts
- No maximum residential density, but no residential on first floor

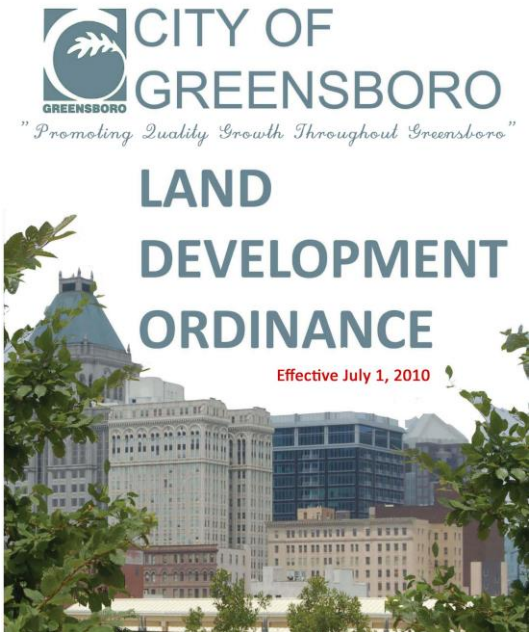




Multifamily Zoning – Current LDO Provisions

C-M, C-H and BP Zoning Districts

- Limited to 33% of gross square footage at all points in development
- Max 33% cap waived if building includes ground floor non-residential principal uses (parking is accessory to residential use)
- Can do 100% residential on lots less than one acre in size and directly connected to non-residential services within 1/8 mile





Zoning: Public Health Safety and General Welfare

When adding a use “by right” (no public hearing)

- **Land uses are compatible**
- **There is adequate public infrastructure to support uses**
 - Water and Sewer
 - Sidewalks
 - Street Capacity
 - Environmentally sensitive areas
- **Limits detrimental impacts on adjacent property owners/uses**
- **Balance between the rights of the property owner and the adjacent property owners**



Ordinance Development Process

- **Two work sessions with commercial and multi-family developers**
- **Feedback from Nashville TN**



Expanded Multifamily in Commercial Zoning – Proposed Changes

Allow New Multifamily Only Buildings if:

- Residential component is integrated into an existing commercial development and includes interconnectivity (vehicular and pedestrian) between residential and non-residential components
- Residential component has an architectural design integrated with the existing commercial building(s)
- Development is organized as an Integrated Multiple Use Development (IMUD)
- Development is directly accessible from a thoroughfare and is either:
 - Located within an activity center or reinvestment corridor as defined by the Comprehensive Plan; or
 - Directly accessible to an existing or planned greenway shown on the adopted BiPed Plan; or
 - Located within 1,320 feet of a usable portion of a public park as measured along a system of public sidewalks and crosswalks.



Expanded Multifamily in Commercial Zoning – Additional Option

Special Use Permit

- Option for sites that do not meet predetermined thresholds
- Quasijudicial Public Hearing with Findings of Fact:
 - That the proposed use will not be detrimental to the health or safety of persons residing or working in the vicinity or injurious to property or improvements in the vicinity;
 - That the proposed use at the particular location provides a service or facility that will contribute to the general well-being of the neighborhood or the community; and
 - That the location and character of the proposed use will be in harmony with the area in which it is to be located and in general conformity with the Comprehensive Plan.



Expanded Multifamily in Commercial Zoning – Hearings

September 16, 2015 Planning Board Meeting:

- **Request for Changes from Speakers**
 - **Allow new MF if site located within 1,320 ft (1/4 mile) of thoroughfare**
 - **Establish sunset provision (after 2 years)**

- **Request from Planning Board members**
 - **Evaluate if 1/2 mile to a public park should be increased (concern on access to parks for sites in East Greensboro)**
 - **Clarify application of IMUD standards if only one lot involved**
 - **Evaluate allowing new MF if 750 ft. from thoroughfares**

- **Item continued to October 2015 meeting for staff evaluation**



Expanded Multifamily in Commercial Zoning – Adjustments

Changes Following September 16, 2015 Planning Board Meeting:

- Clarified open space requirements for new multifamily
(addressed concerns of access to recreation from Planning Board)
 - Open Space based on PUD framework
(active recreation, more urban oriented – can include hardscape)
- Application of IMUD standards only if development includes more than one lot (addressed comment from Planning Board)
- Updated potential sites map
 - Includes both minor and major thoroughfares
 - Individual sites still must be evaluated on case by case basis



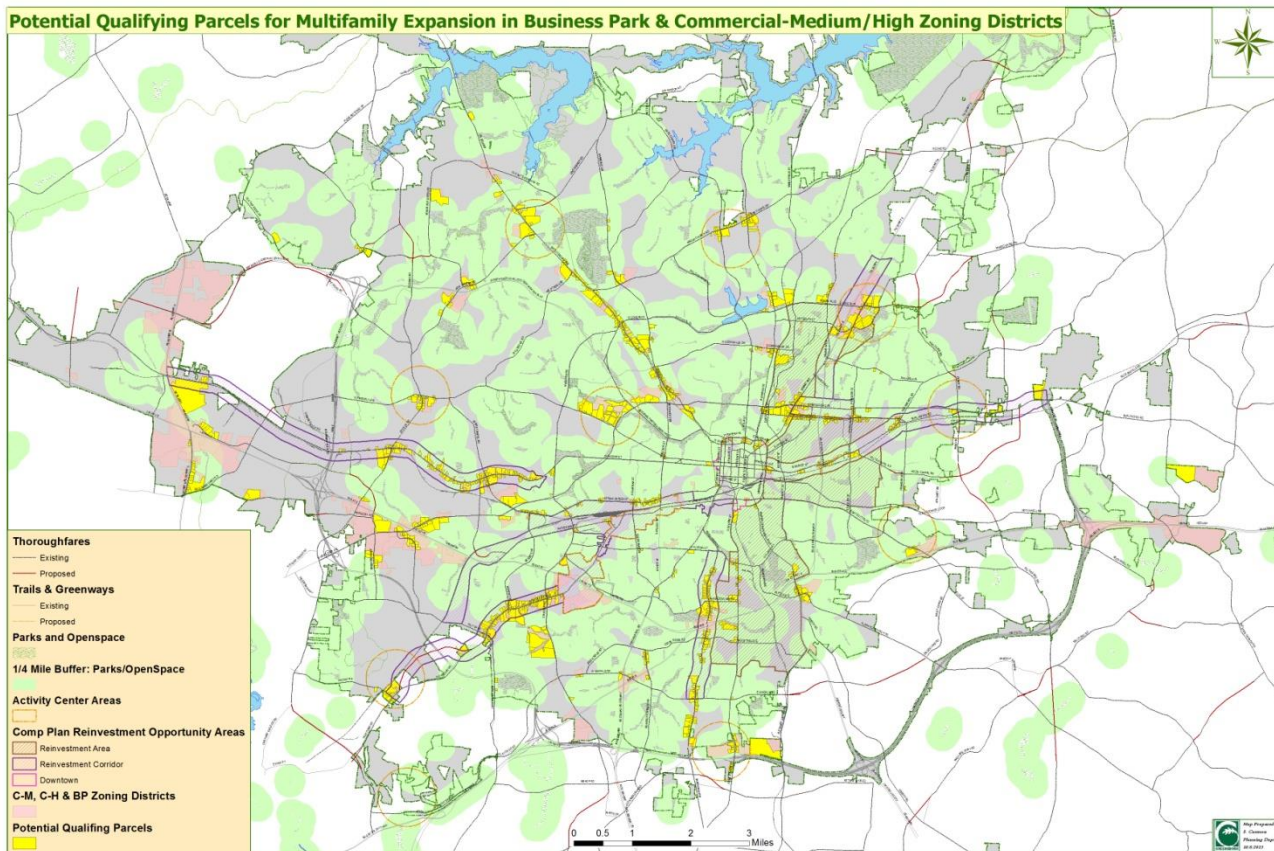
Expanded Multifamily in Commercial Zoning – Hearings

October 21, 2015 Planning Board Meeting:

- Request for Changes from Speakers
 - Allow new MF if site is located within:
 - 500 ft of a thoroughfare and either
 - 2,640 ft (1/2 mile) of greenway or
 - 2,640 ft (1/2 mile) of public park
 - Require evaluation of ordinance after 2 years (no sunset provision)
- Planning Board voted unanimously to recommend approval of amendment as proposed by staff (no changes on spacing) but also recommended required evaluation after 2 years



Expanded Multifamily in Commercial Zoning – Where?





Next Steps

October 21, 2015

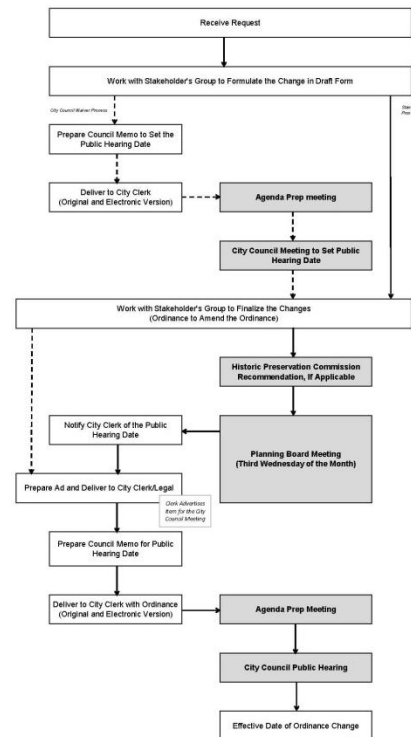
**Planning Board Recommended
Approval (as presented)
(evaluate after 2 years)**

February 2, 2016

City Council Hearing and Action

**Approve
Approve with Changes
Deny**

TEXT AMENDMENT PROCESS





QUESTIONS?