

**MEETING OF THE
ZONING COMMISSION
SEPTEMBER 19, 2016**

Z-16-04-004 2201 Spring Garden Street and 911 Scott Avenue (south of Spring Garden Street and west of Bitting Street) – A rezoning request from CD-O (Conditional District-Office) to PUD (Planned Unit Development) with the following conditions: (1) Uses limited to a maximum of 80 residential multifamily dwelling units and accessory uses; (2) Maintain the existing principal structures without expansion. – For the property located at 2201 Spring Garden Street and 911 Scott Avenue (south of Spring Garden Street and west of Bitting Street. (3.09 `Acres) – The School Associates, LLC.
(FAVORABLE RECOMMENDATION)

Ms. Smith described the subject property, as well as surrounding properties, and noted issues in the staff report.

Amanda Williams, 3929 Tinsley Drive, is one of the owners at the School at Spring Garden located at 2201 Spring Garden Street. The property was vacant at the time it was rezoned to CD-O in 1996. She stated that this has always been a student housing, multifamily community and they currently have 59 units located in four buildings. What they are requesting tonight will increase the number of units but decrease the total number of bedrooms because the student market in the UNC-Greensboro area has changed within the last few years. They have many four bedroom units that are not as popular in the current market and are difficult to rent. They are proposing to take the four bedroom units and do an interior renovation to convert them to one and two bedroom units. This will increase the number of units but decrease the number of bedrooms. They will have fewer students living with them but they are trying to adapt to the market.

The Lindley Park Neighborhood Association has been informed of these plans and is in support of the request. A neighborhood plan was adopted in the early 2000's that designated the School at Spring Garden as multifamily on the future land use map. Following many discussions with the City, it was suggested that the property should be rezoned as Conditional District-Office and change the unit count condition. However, the neighborhood was not happy with that designation. After continued discussions, it was determined that PUD zoning would be more appropriate with the conditions to limit density to a maximum of 80 units and maintain the existing structures. She reiterated their desire to keep up with current market trends. There will be no change to the exterior façade of the buildings with the exception of an extra interior door. She said they meet the current parking requirements and noted they will be reducing the current number of bedrooms.

Steven Johnson, 712 Elam Avenue, is the Chairman of the Lindley Park Neighborhood Association. The Lindley Park neighborhood is supportive of the request to be able to reduce the number of bedrooms from four to one and two bedroom apartments. This diversity will encourage students as well as small families and couples into the neighborhood at a lower price rather than trying to purchase outright. It has been agreed upon to alter the Lindley Park Neighborhood Plan. For the record, he stated that the Plan will be altered to align it with the existing project. He indicated their wish to be very clear that they are not setting a precedent by changing the plan for this request. Extremely good arguments would have to be made in the future for additional changes to be made to the Plan.

Responding to a question, Mr. Kirkman explained that the Lindley Park Neighborhood Plan is a Small Area or Neighborhood Plan which means it represents the Comprehensive Plan for that particular area. Land use classifications that were done were much more specific and on more of a lot by lot basis than the more Generalized Land Use designation as seen in other parts of the City. It is not an Overlay District, which is a type of zoning that introduces different zoning standards. There is a Pedestrian Scale Overlay for the Spring Garden Street Corridor but the Lindley Park Plan covers a much larger area than the Spring Garden Street

piece. The Lindley Park Neighborhood Plan is the City's growth guide so that when a zoning case occurs there is a document available that has been vetted by the neighborhood to provide analysis and guidance.

There being no other speakers, Chair Bachmann closed the public hearing.

Staff Recommendation:

Mr. Kirkman stated that this is designated as **Multifamily** on the adopted Lindley Park Neighborhood Plan and the Generalized Future Land Use Map (GFLUM) for that Plan. The Multifamily category provides for multifamily housing at density range of 6 to 12 dwelling units per acre. The classification accommodates housing types ranging from small lot single-family detached and attached dwellings to townhomes to moderate density and low rise apartment dwellings. In conjunction with this rezoning application to allow increased dwelling units and density, an amendment was filed to the Lindley Park Neighborhood Plan to the Mixed Use Residential classification. The Mixed Use Residential category applies to areas where the predominant use is residential at a variety of densities and where compatible local serving non-residential uses may be introduced. The proposed request does meet the Comprehensive Plan's Housing and Neighborhoods goal to meet the needs of present and future Greensboro citizens for a choice of decent and affordable housing. The proposal also meets the Reinvestment Infill goal to promote sound investment in Greensboro's urban areas and it meets the Lindley Park Neighborhood Plan's goal to maintain and preserve the quality of existing housing stock. The PUD district as conditioned limits the residential development to a maximum of 80 residential units and their accessory uses and it also notes the principal existing structures will be maintained without expansion. Staff is recommending approval of the request.

Comments:

Mr. Gilmer stated that he plans to support this request. The market changes along with the times and the Commission must work with that especially since the Lindley Park Neighborhood Association has given their support of the request.

In the matter of **Z-16-04-004**, Ms. Mazzurco moved that the Greensboro Zoning Commission believes that its action to approve the zoning amendment located at 2201 Spring Garden Street and 911 Scott Avenue from CD-O (Conditional District-Office) to PUD (Planned Unit Development) to be consistent with the adopted Connections 2025 Comprehensive Plan and considers the actions taken to be reasonable and in the public interest because it is consistent with the Reinvestment/Infill goal to promote sound investment in Greensboro's urban areas; it is consistent with the Housing and Neighborhoods goal to meet the needs of present and future Greensboro citizens for a choice of decent and affordable housing; and the request does provide measures to protect neighborhoods from potential negative impacts. The motion was seconded by Mr. Blackstock. The Commission voted 9-0 in favor of the motion. (Ayes: Bachmann, Gilmer, Marshall, Blackstock, Lester, Griffin, Duggins, Pinto, Mazzurco. Nays: None.)