



STAFF REPORT

Prepared by Melissa Guilbeau, City Planner

220 W Harden Multifamily (RZ1405)

Type of Request: Rezoning

Meeting Dates

Planning Board on June 17, 2014

City Council on July 1, 2014

Contact Information

Third Wave Housing

463 ½ Carolina Cir, Winston-Salem, NC 27104

904-616-2643; admin@thirdwavehousing.com

Summary

This is a request to rezone the subject property from I-1 to R-MF. The property is currently occupied by a vacant industrial building. The stated reason for this rezoning request is “we are doing an adaptive reuse of the mill building into apartments using the existing interior spaces.”



Location

220 W Harden St

GPIN: 8884045747

Current Zoning

Light Industrial (I-1)

Proposed Zoning

Residential (multifamily) (R-MF)

Overlay District

none

Surrounding Zoning

R-12, R-MF, O-I & B-2

Surrounding Land Uses

Single family, Offices,
General Business and Vacant

Size

0.82 acres

Public Water & Sewer

Water on W Harden St

Sewer to W Elm St

Floodplain

No

Staff Recommendation

Approval

Conformity to the *Growth Management Plan (GMP)* and Other Adopted Plans

Applicable Goals to Guide Us into the Future

- 6.1.2. Continue to support efforts that identify, restore and/or reuse cultural and historic structures, buildings, monuments and neighborhoods. *Rezoning the property to R-MF would allow the reuse of a vacant industrial building into dwelling units.*
- 6.3.1. Encourage the conversion and development of higher density residential development around the downtown and other designated activity areas. *The rezoning would allow for higher density residential development within the Town Center area.*
- 6.3.1. Prohibit residential development that is in close proximity to incompatible uses or provide proper buffering to protect existing uses and new development. *The rezoning would provide a transition zone between the existing single family neighborhood and W Harden St/downtown businesses, instead of the current light industrial designation.*
- 6.3.8. Encourage the reuse and revitalization of unused or underutilized structures and properties. *The rezoning would permit the reuse of a deteriorating historic structure into dwelling units.*

Planning District

North

Development Type

Town Center

Located near a major thoroughfare

For single family residential, townhouses, apartments & condominiums, commercial, office/institutional and mixed use

Characteristics include pedestrian-oriented; design requirements; sidewalks; street trees; height of structures regulated; building orientation

Density of 5+ DU/acre or 10,000 to 100,000sf of retail

Infrastructure includes water, sewer, street connectivity and underground utilities

Applicable Planning District Policies and Recommendations

- 7.3.4.1.1. Encourage infill development within the district, as well as redevelopment efforts of deteriorating structures. *The rezoning would permit the redevelopment of a deteriorating historic structure into dwelling units.*
- 7.3.4.1.3. Preserve established residential neighborhoods within the district. *Rezoning to R-MF would be a more compatible land use than I-1 adjacent to an existing single family neighborhood.*
- 7.3.4.1.6. Continue to encourage the redevelopment efforts underway within the Town Center. *The rezoning would permit the redevelopment of a deteriorating historic structure into dwelling units.*

Staff Recommendation

Based on the *Growth Management Plan 2000-2020* and the *City of Graham Development Ordinance*, staff **recommends approval** of the rezoning. The following supports this recommendation:

- Rezoning the property would be consistent with the Town Center development type and would further goals and policies of the *Growth Management Plan*.