STAFF REPORT

Prepared by Nathan Page, Interim City Planner

**Border Street Multifamily (RZ1501)**

**Type of Request:** Rezoning

**Meeting Dates**

Planning Board on March 17, 2015

City Council on April 14, 2015

**Contact Information**

Chris Foust  
1851 S Main St, Graham, NC 27253  
336-516-1888; kfoust@mcphersongrading.com

**Summary**

This is a request to rezone the subject property from R-7 to   
R-MF. The property is currently vacant. The stated reason for this rezoning request is “to rezone for 2-3 attached duplex units.” The properties would be rentals removing the need to subdivide the plot.

**Location**  
515 Border St

GPIN: 8874799174

**Current Zoning**Residential (high density) (R-7)

**Proposed Zoning**Residential (multifamily) (R-MF)

**Overlay District**none

**Surrounding Zoning**R-7 & R-MF

**Surrounding Land Uses**Multi and Single family and Vacant

**Size**0.47 acres

**Public Water & Sewer**Yes

**Floodplain**No

**Staff Recommendation**  
Approval



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

**Applicable Goals to Guide Us into the Future**

**Planning District**  
North

**Development Type**  
Neighborhood Residential

For single family residential   
and townhouses

Characteristics include   
open space; parks included with development; pedestrian-oriented; automobile-oriented; sidewalks; street trees; landscaping

Density of 3+ DU/acre

Infrastructure includes   
water, sewer, street connectivity and underground utilities

* 6.3.1. Encourage the conversion and development of higher density residential development around the downtown and other designated activity areas. *This rezoning would permit the development of higher density residential development in an area that is not around the downtown or a designated activity area.*

**Applicable Planning District Policies and Recommendations**

* 7.3.3.3 Existing infrastructure (i.e. water, sewer, roads, parks, etc.) reduces the costs of new development. *The site would use existing city infrastructure.*
* 7.3.4.1. Encourage infill development within the district, as well as redevelopment efforts of deteriorating structures. *This rezoning would permit the development of an infill parcel with a variety of residential types, including single family, duplexes, multifamily and townhouses, instead of being limited to only single family.*

**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 does further some goals of the *Growth Management Plan*, such as infill development. It would not be entirely consistent with the Neighborhood Residential development type, however, some adjacent properties are already R-MF.
* Staff feels that a multifamily development on this site could fit in with the surrounding area if properly designed, but simply applying the standards of the *Development Ordinance* would not guarantee a compatible design and site layout. Multi-family dwelling units that look like townhomes would be in character with the GMP 2020 vision of Neighborhood Residential.