



**Planning Staff Report to
Greenville Planning Commission
May 14, 2021
for the May 20, 2021 Public Hearing**

Docket Number: Z-19-2021
Applicant: City of Greenville
Proposal: **TEXT AMENDMENT to MODIFY** Unity Park Neighborhood District Code Table 2.60, Table 2.70, Table 2.80, Table 2.90, and Section 5.60(C), as referenced in Article(s) 19-3.2.2(V) of the Land Management Ordinance

Staff Recommendation: **Recommend Approval to City Council**

Applicable Sections of the City of Greenville Code of Ordinances:

UPNDC Sec. 5.60(C) *Affordable & Workforce Housing Development Flexibility Incentives*
UPNDC Table 2.60. *Unity Park Frontage (UP-F)*
UPNDC Table 2.70. *Neighborhood Center (UP-NCE)*
UPNDC Table 2.80. *Neighborhood Core (UP-NCO)*
UPNDC Table 2.90. *Downtown Transitional (UP-DT)*

Background

Planning and Development staff submits this text amendment to amend existing provisions relating to maximum lot dimensions in the Unity Park Neighborhood District Code as referenced by the Land Management Ordinance. The proposed amendment will eliminate maximum lot width and lot depth measurements and revise the title reference to the table in Section 5.60.

The proposal addresses a demonstrated community need by allowance of larger lot sizes, which would make inclusion of open space, affordable units, and increased mobility more economical and attainable with projects in the UPNDC area.

Staff Analysis:

The proposed amendments are consistent with the purposes outlined in the UPNDC, specifically in Section 1.30. Elimination of maximum lot width and depth: A) More closely replicates dimensional standards for the C-4 District and is a more adequate means to provide a transition from the central business district; B) Provides district standards that are both responsive to and appropriate to Unity Park and existing fabric of the area; and C) Increases the emphasis on form, scale, and design as opposed to using property lines as an artificial means to appropriately guide development in the Unity Park area. Achieving these purposes within the UPNDC will promote efficient and more responsible development in the City.

The GVL2040 Comprehensive Plan highlights three priority areas – Open space and the environment; Affordable housing opportunities; and Transportation and mobility. The adoption of this proposed amendment would allow flexibility to better approach each of these areas. Allowance of larger lot sizes would make projects that include large swaths of open space, more affordable units, and increased transportation and mobility options more economical for developers.

Application # <u>2-19-2021</u>	Fees Paid _____
Date Received: _____	Accepted by _____
Date deemed complete _____	App Deny Conditions _____



**APPLICATION FOR ORDINANCE TEXT
AMENDMENT
CITY OF GREENVILLE, SOUTH CAROLINA**

APPLICANT INFORMATION

<u>City of Greenville</u> NAME	<u>(864) 467-4510</u> FAX
<u>206 S Main Street</u> ADDRESS	<u>planning@greenvillesc.gov</u> EMAIL
<u>Greenville, SC 29601</u>	<u><i>John McElroy</i></u> SIGNED (City Manager)
<u>(864) 467-4476</u> PHONE	<u>5/5/2021</u> DATE

REQUEST

PERTINENT CODE SECTION(S):

Amendment to the Unity Park Neighborhood District Code Table 2.60, Table 2.70, Table 2.80, Table 2.90, and Section 5.60(C), as referenced in Article(s) 19-3.2.2(V) of the Land Management Ordinance

NARRATIVE DESCRIPTION/PROPOSED REVISION(S):

This text amendment will amend existing provisions relating to maximum lot dimensions in the Unity Park Neighborhood District Code as referenced by the Land Management Ordinance. The proposed amendment will eliminate maximum lot width and lot depth measurements and revise the title reference to the table in Section 5.60.

INSTRUCTIONS

1. THE APPLICATION AND FEE, MADE PAYABLE TO THE CITY OF GREENVILLE, MUST BE RECEIVED BY THE PLANNING AND DEVELOPMENT OFFICE NO LATER THAN 5:00 PM OF THE DATE REFLECTED ON THE ATTACHED SCHEDULE.
2. THE APPLICANT MUST RESPOND TO THE "STANDARDS" QUESTIONS ON PAGE 2 OF THIS APPLICATION (YOU MUST ANSWER "WHY" YOU BELIEVE THE APPLICATION MEETS THE TESTS FOR GRANTING A TEXT AMENDMENT). SEE ALSO SECTION 19-2.3.2, AMENDMENTS TO TEXT AND ZONING DISTRICT MAP, FOR ADDITIONAL INFORMATION. YOU MAY ATTACH A SEPARATE SHEET ADDRESSING THESE QUESTIONS.
3. YOU MUST ATTACH THE REQUIRED APPLICATION FEE: \$ 100.00.
4. THE ADMINISTRATOR WILL REVIEW THE APPLICATION FOR "SUFFICIENCY" PURSUANT TO SECTION 19-2.2.6, DETERMINATION OF SUFFICIENCY, PRIOR TO PLACING THE APPLICATION ON THE PLANNING COMMISSION AGENDA. IF THE APPLICATION IS DETERMINED TO BE "INSUFFICIENT", THE ADMINISTRATOR WILL CONTACT THE APPLICANT TO REQUEST THAT THE APPLICANT RESOLVE THE DEFICIENCIES. YOU ARE ENCOURAGED TO SCHEDULE AN APPLICATION CONFERENCE WITH A PLANNER, WHO WILL REVIEW YOUR APPLICATION FOR "SUFFICIENCY" AT THE TIME IT IS SUBMITTED. CALL (864) 467-4476 TO SCHEDULE AN APPOINTMENT.

**APPLICANT RESPONSE TO SECTION 19-2.3.2(E)(1), AMENDMENTS TO TEXT
(YOU MAY ATTACH A SEPARATE SHEET)**

1. DESCRIBE THE WAYS IN WHICH THE PROPOSED AMENDMENT IS CONSISTENT WITH THE COMPREHENSIVE PLAN.

The GVL2040 Comprehensive Plan highlights three priority areas – Open space and the environment; Affordable housing opportunities; and Transportation and mobility. The adoption of this proposed amendment would allow flexibility to better approach each of these areas. Allowance of larger lot sizes would make projects that include large swaths of open space, more affordable units, and increased transportation and mobility options more economical for developers.

2. DESCRIBE THE WAYS IN WHICH THE PROPOSAL IS CONSISTENT WITH THE PROVISIONS OF THE ORDINANCE AND RELATED CITY REGULATIONS.

The amendment proposes modification to existing provisions and to maximum lot width and depth. The Unity Park Neighborhood District Code (UPNDC) is in part a form-based code, which relies more heavily on a building's architecture and form to mitigate the perceived size of a building. Lot configuration is not necessary to achieve this goal. Removal of the maximum lot depth and width requirements would be more consistent with the overall Land Management Ordinance document and provisions.

3. DESCRIBE THE CONDITIONS THAT HAVE CHANGED FROM THE CONDITIONS PREVAILING AT THE TIME THAT THE ORIGINAL TEXT WAS ADOPTED.

The maximum lot dimensions were incorporated presumably to mimic and extend the form of Greenville's C-4 Central Business District. Upon initial adoption of the UPNDC, it has become more apparent that inclusion of the maximum lot dimensional standards could only artificially replicate the success of development downtown and that these regulations do not serve an identifiable purpose otherwise.

4. DESCRIBE THE WAYS IN WHICH THE PROPOSAL ADDRESSES A DEMONSTRATED COMMUNITY NEED.

The proposal addresses a demonstrated community need by allowance of larger lot sizes, which would make inclusion of open space, affordable units, and increased mobility more economical and attainable with projects in the UPNDC area.

5. DESCRIBE THE WAYS IN WHICH THE PROPOSAL IS CONSISTENT WITH THE PURPOSE AND INTENT OF THE ZONING DISTRICTS IN THE ORDINANCE, WILL PROMOTE COMPATIBILITY AMONG USES, AND WILL PROMOTE EFFICIENT AND RESPONSIBLE DEVELOPMENT WITHIN THE CITY.

The proposed amendments are consistent with the purposes outlined in the UPNDC, specifically in Section 1.30. Elimination of maximum lot width and depth: A. More closely replicates dimensional standards for the C-4 District and is a more adequate means to provide a transition from the central business district; B. Provides district standards that are both responsive to and appropriate to Unity Park and existing fabric of the area; and C. Increases the emphasis on form, scale, and design as opposed to using property lines as an artificial means to appropriately guide development in the Unity Park area. Achieving these purposes within the UPNDC will promote efficient and more responsible development in the City.

6. DESCRIBE THE WAYS IN WHICH THE PROPOSAL PROMOTES A LOGICAL AND ORDERLY DEVELOPMENT PATTERN.

The proposal promotes a logical and orderly development pattern by removing maximum lot size and dimensions as an obstacle to forming larger, more efficient and economical developments that are more able to provide amenities to the community and residents of the City.

7. DESCRIBE THE WAYS IN WHICH THE PROPOSED AMENDMENT WILL RESULT IN BENEFICIAL IMPACTS ON THE NATURAL ENVIRONMENT AND ITS ECOLOGY, INCLUDING BUT NOT LIMITED TO: WATER; AIR; NOISE; STORMWATER MANAGEMENT; WILDLIFE; VEGETATION; AND, WETLANDS.

The proposed amendment will allow larger lot sizes, which may provide additional flexibility on a property to address environmental impact. Larger land masses can allow for the provision of more open space, larger buffers, more appropriately located stormwater facilities, and areas for wildlife to congregate.

8. DESCRIBE THE WAYS IN WHICH THE PROPOSED AMENDMENT WILL RESULT IN DEVELOPMENT THAT IS ADEQUATELY SERVED BY PUBLIC FACILITIES AND SERVICES (ROADS, POTABLE WATER, SEWERAGE, SCHOOLS, PARKS, POLICE, FIRE, AND EMERGENCY FACILITIES).

The proposed amendment is not anticipated to negatively affect the adequate provision of public facilities and services and should maintain the current high level of services within the City of Greenville.

TABLE 2.60. UNITY PARK FRONTAGE (UP-F)

BUILDING PLACEMENT	
SETBACK (DISTANCE FROM THE ROW/PROPERTY LINE)	
Front	0' minimum *
Side Street	10' minimum
Side	0' minimum
Rear	0' minimum *
Accessory Building	5' min. front setback, 5' min. side setback, 0' min. rear setback *
LOT SIZE	
Width	30' minimum, 250' maximum
Depth	80' minimum, 300' maximum
BUILDING FORM	
Building Height	See Height District Regulating Plan
Main Building	100' maximum, 2 stories minimum
Ancillary Building	25' maximum
Maximum Lot Coverage	80%
Density	73 units per acre
ALLOWED USES - see Table 2.20-B	
BUILDING TYPES PERMITTED	
Rowhouse, Multi-plex: Small, Multi-Plex: Large, Stacked Flats, Live/Work, Main Street Mixed-Use, Flex, Mid-Rise	

TABLE 2.70. NEIGHBORHOOD CENTER (UP-NCE)

BUILDING PLACEMENT	
SETBACK (DISTANCE FROM THE ROW/PROPERTY LINE)	
Front	0' minimum
Side Street	5' minimum
Side	0' minimum
Rear	5' minimum
Accessory Building	5' min. front, 5' min. side setback, 5' min. rear setback
LOT SIZE	
Width	30' minimum, 200' maximum
Depth	100' minimum, 180' maximum
BUILDING FORM	
Building Height	See Height District Regulating Plan
Main Building	50' maximum, 2 stories minimum
Ancillary Building	25' maximum
Maximum Lot Coverage	85%
Density	46 units per acre
ALLOWED USES - see Table 2.20-B	
BUILDING TYPES PERMITTED	

Carriage House, Detached Home: Medium, Detached Home: Compact, Duplex, Rowhouse, Multi-plex: Small, Multi-Plex: Large, Stacked Flats, Live/Work, Flex, Main Street Mixed-Use

TABLE 2.80 NEIGHBORHOOD CORE (UP-NCO)

BUILDING PLACEMENT	
SETBACK (DISTANCE FROM THE ROW/PROPERTY LINE)	
Front	5' minimum, 15' maximum
Side Street	3' minimum, 15' maximum
Side	3' minimum, 9' maximum
Rear	5' minimum
Accessory Building	5' min. front, 5' min. side setback, 5' min. rear setback
LOT SIZE	
Width	40' minimum, 75' maximum
Depth	75' minimum, 100' maximum
BUILDING FORM	
Building Height	See Height District Regulating Plan
Main Building	45' maximum
Ancillary Building	25' maximum
Maximum Lot Coverage	60%
Density	15 units per acre
ALLOWED USES - see Table 2.20-B	
BUILDING TYPES PERMITTED	
Carriage House, Detached Home: Medium, Detached Home: Compact, Duplex, Rowhouse, Multi-plex: Small, Multi-Plex: Large, Stacked Flats, Live/Work	

TABLE 2.90. DOWNTOWN TRANSITIONAL (UP-DT)

BUILDING PLACEMENT	
SETBACK (DISTANCE FROM THE ROW/PROPERTY LINE)	
Front	0' minimum
Side Street	15' minimum
Side	0' minimum
Rear	5' minimum
Accessory Building	5' min. front, 5' min. side setback, 5' min. rear setback
LOT SIZE	
Width	30' minimum, 250' maximum
Depth	80' minimum, 100' maximum
BUILDING FORM	
Building Height	See Height District Regulating Plan
Main Building	100' maximum, 2 stories minimum
Ancillary Building	25' maximum
Maximum Lot Coverage	90%

Density	73 units per acre
ALLOWED USES - see Table 2.20-B	
BUILDING TYPES PERMITTED	
Rowhouse, Multi-plex: Small, Multi-Plex: Large, Stacked Flats, Live/Work, Main Street Mixed-Use, Flex, Mid-Rise	

TABLE 5.60. DEVELOPMENT FLEXIBILITY INCENTIVES

UPCD CONTEXT ZONES	UP-F	UP-NCE	UP-NCO	UP-DT
BUILDING PLACEMENT				
Front	0' minimum	0' minimum	15' minimum	0' minimum
Side	10' minimum	10' minimum	5' minimum	10' minimum
LOT SIZE				
Width	NA minimum	20' minimum	30' minimum	NA minimum
Depth	100' maximum	100' maximum	100' maximum	100' maximum
BUILDING FORM				
Building Height	6 stories maximum	5 stories maximum	3 stories maximum	6 stories maximum
Main Building	85' maximum	70' maximum	50' maximum	85' maximum
Maximum Lot Coverage	UL*	UL*	UL*	UL*
Density (units/acre, max)	110	70	20	110
*Unlimited, provided all setbacks, stormwater, open space, and buffer requirements are met				
PARKING REQUIREMENTS				
Income-Qualified Level for Unit	Low-Income		Moderate-Income	
Parking (spaces/unit)	0		1	

~~TABLE X.XX DEVELOPMENT FLEXIBILITY INCENTIVES~~

~~Building Lot Standards~~

~~UPCD Context Zones~~

~~Density (units/acre, max)~~

~~Building Height (stories, max)~~

~~Building Height (FT, max)~~

~~Lot Width (FT, min)~~

~~Lot Depth (FT, max)~~

~~Lot Coverage (% max)~~

~~Setback - Side (FT, min)~~

~~Setback - Front (FT, min)~~

~~*Unlimited, provided all setbacks, stormwater, open space, and buffer requirements are met~~

~~Parking Requirements~~

~~Income-Qualified Level for Unit~~

~~Parking (spaces/unit)~~

	UP-F	UP-NCE	UP-NCO	UP-DT
Density (units/acre, max)	110	70	20	110
Building Height (stories, max)	6	5	3	6
Building Height (FT, max)	85	70	50	85
Lot Width (FT, min)	NA	20	30	NA
Lot Depth (FT, max)	100	100	100	100
Lot Coverage (% max)	UL*	UL*	UL*	UL*
Setback - Side (FT, min)	10	10	5	10
Setback - Front (FT, min)	0	0	15	0

	Low-Income	Moderate-Income
Parking (spaces/unit)	0	1

Remove Table X.XX and replace with Table 5.60



GREYSTONE

April 23, 2021

RE: Unity Park Community Character Code Maximum Lot Size

Dear City of Greenville Planning Commission,

The Greenville Housing Fund and Greystone Affordable Development have partnered to bring 141 new units to the Unity Park Neighborhood in Greenville, South Carolina. The planned development will be financed with tax-exempt bonds and low-income housing tax credits, and will provide much needed affordable housing units for senior citizens in the community.

The team is currently in the design phase of the project, and the sites identified for the project include multiple parcels that we wish to be combined to minimize administrative burden, maximize available financing and ensure compliance with code requirements. This action would put the lots for these projects above the currently documented maximum lot size in the Unity Park Community Code.

The development team requests that City Council approve the combination of these parcels. McMillan Pazdan Smith and Thomas and Hutton, the architect and civil engineer for this development, have worked closely with the City on the property's site plan and is committed to ensuring compliance to the Unity Park Community Character Code outside of the lot size. Should the lots remain separate, the project's success will be jeopardized as the unit count would have to be minimized; decreasing project revenues (already restricted by affordability) and threatening the strength of the financial structure.

Thank you for your consideration,

The Greenville Housing Fund
Greystone Affordable Development
McMillan Pazdan Smith
Thomas and Hutton