



REQUEST FOR COUNCIL ACTION City of Greenville, South Carolina

Agenda Item No.

15c

TO: Honorable Mayor and Members of City Council
FROM: John F. McDonough, City Manager

Ordinance/First Reading Ordinance/Second & Final Reading Resolution/First & Final Reading Information Only

AGENDA DATE REQUESTED: January 13, 2020

ORDINANCE/RESOLUTION CAPTION:

ORDINANCE TO REZONE APPROXIMATELY 260 ACRES OF REAL PROPERTY TO UPND, UNITY PARK NEIGHBORHOOD DISTRICT (Z-18-2019)

SUMMARY BACKGROUND:

This Ordinance would rezone the properties in and around Unity Park to the new UPND, Unity Park Neighborhood District, and apply the approved Unity Park Neighborhood District Code to the properties and context zones identified within the Code. The zoning district and corresponding Context Zone map were prepared following a two-year long public engagement and community input process with affected neighborhoods and property owners.

The Planning Commission recommended denial of the proposed rezoning at its public hearing on November 21, 2019, by a vote of 5-0. During its deliberation, the commission expressed concerns about the UP-F Context Zone and stated that they inadvertently voted to approve the Unity Park Neighborhood District Code by failing to exclude the UP-F Context Zone in its motion to recommend approval. In addition, the Commission expressed concern about the proposed context zones for specific properties along Hudson Street, Welborn Street, and Mayberry Street.

Approval of the Code and Rezoning is necessary for several affordable housing projects planned in the affected area to proceed. The project also includes provisions specific to Unity Park development, including proposed park elements, infrastructure improvements, and new residential and commercial development.

IMPACT IF DENIED:

The properties will retain their current zoning classifications.

FINANCIAL IMPACT:

N/A

REQUIRED SIGNATURES

Department Director DocuSigned by:
Ginny Stroud
FE9DC7E5A9C7477...

OMB Director _____

City Attorney DocuSigned by:
Michael Pitts
5E0F2A267E2D413...
DocuSigned by:

City Manager DocuSigned by:
John McDonough
FDC2AC15040F440...

A N O R D I N A N C E

TO REZONE APPROXIMATELY 260 ACRES OF REAL PROPERTY TO UPND, UNITY PARK NEIGHBORHOOD DISTRICT (Z-18-2019)

WHEREAS, the city of Greenville applied to the City Planning Commission and City Council to rezone approximately 260 acres in and around the new Unity Park, more particularly located along Antley Street, Asbury Avenue, Birnie Street, Broad Street, Capitol Court, Cook Street, Delano Drive, Embassy Court, Forest Street, Gibbs Street, Hudson Street, Hyde Street, Lloyd Street, Madison Street, North Markley Street, Martin Street, Mayberry Street, Meadow Street, Nassau Street, Oscar Street, Riley Street, Shirley Street, Trescott Street, Washington Street, Welborn Street, and Westfield Street (the "Property"), in order to implement the Unity Park Neighborhood District Code; and

WHEREAS, the new UPND, Unity Park Neighborhood District (the "UPND") will replace the current zoning classifications consisting of R-6, Single-family residential district; RM-2, Single-family and multifamily residential district; RDV, Redevelopment district; OD, Office and institutional district; C-2, Local commercial district; S-1, Service district; and PD, Planned development district, and provide a comprehensive zoning and development plan for Unity Park and the Property; and

WHEREAS, the UPND zoning district includes context zones that provide detailed development parameters and dimensional requirements for specific properties within the UPND district; and

WHEREAS, the City Planning Commission, pursuant to public notice, held a public hearing on November 21, 2019, to consider the proposed rezoning, and the Commission recommended denial of the proposed zoning designation of UPND by a vote of 5-0, with added comments that the Commission supports Unity Park in principle, but has concerns about the UP-F context zone and believes additional study of certain parcels along Hudson Street, Welborn Street, and Mayberry Street is warranted; and

WHEREAS, having given due consideration to the Planning Commission's recommendation, City Council nevertheless finds the UPND classification to be compatible with the City's Comprehensive Development Plan and with the zoning of surrounding properties;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GREENVILLE, SOUTH CAROLINA, the subject Property is hereby rezoned to UPND, Unity Park Neighborhood District. The attached map shown as Exhibit A, prepared by the City of Greenville Zoning Division, is incorporated by reference for purposes of identifying the location of the Property. The Properties subject to this rezoning are more specifically identified by the parcel list included in Exhibit B, also incorporated herein by reference; said list provides the current zoning designation along with the zoning designation imposed by this Ordinance. Finally, the Properties are hereby classified according to the individual Context Zones shown on the Regulating Plan included as Exhibit C, which is attached hereto and incorporated herewith, and shall henceforth comply with all applicable provisions of the adopted Unity Park Neighborhood District Code. This Ordinance shall be effective upon second and final reading.

DONE, RATIFIED AND PASSED THIS THE ____ DAY OF _____, 2020.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

REVIEWED:

CITY MANAGER

EXHIBIT A

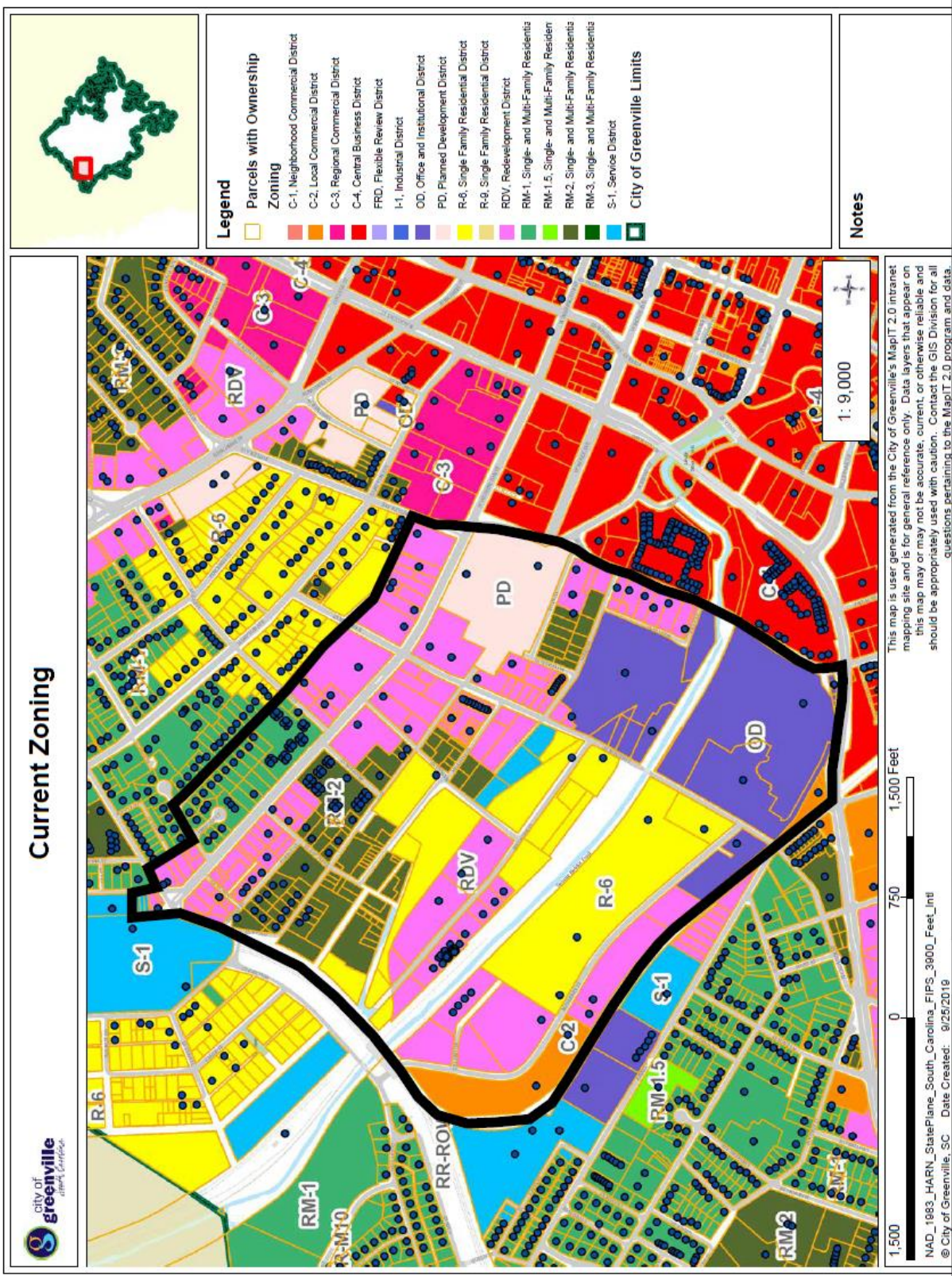


EXHIBIT B

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PIN	STRNUM	LOCATE	Existing Zoning	Proposed Zoning
RR-ROW134				
0024000101500	4	ANTLEY	RDV	UPND
0024000101801		ANTLEY	RDV	UPND
0016000200401		ASBURY	RDV	UPND
0016000200801	25	ASBURY	RDV	UPND
0016000200802	23	ASBURY	RDV	UPND
0017000200400	117	ASBURY	RDV	UPND
0017000200500		ASBURY	RDV	UPND
0023000201000	227	ASBURY	RM-1	UPND
0023000201102	229	ASBURY	RM-1	UPND
0023000200500	213	ASBURY	RM-1	UPND
0023000200800	215	ASBURY	RM-1	UPND
0023000200700	219	ASBURY	RM-1	UPND
0023000200800	221	ASBURY	RM-1	UPND
0023000200900	223	ASBURY	RM-1	UPND
0023000301100	231	ASBURY	RM-1	UPND
0023000301200	233	ASBURY	RM-1	UPND
0056000401701		BIRNIE	OD	UPND
0056000401800		BIRNIE	OD	UPND
0056000401900		BIRNIE	OD	UPND
0056000402000		BIRNIE	OD	UPND
0056000700500		BIRNIE	C-2	UPND
0056000700502		BIRNIE	C-2	UPND
0051000101900	407	BROAD	PD	UPND
0023000301300	12	CAPITOL	RM-1	UPND
0023000301400	10	CAPITOL	RM-1	UPND
0024000101701		CAPITOL	RDV	UPND
0026000900100	1100	COOK	RDV	UPND
0026000900200	1108	COOK	RDV	UPND
0026000900300		COOK	S-1	UPND
0026000900400		COOK	S-1	UPND
0026000900500		COOK	S-1	UPND
0055000200100	25	DELANO	RDV	UPND
0023000301500	5	EMBASSY	RM-1	UPND
0023000301600	9	EMBASSY	RM-1	UPND
0023000301604	2	EMBASSY	RM-1	UPND
0023000301605	4	EMBASSY	RM-1	UPND
0023000301606	6	EMBASSY	RM-1	UPND
0053000100300	124	FOREST	RDV	UPND
0053000100400	12	FOREST	RDV	UPND
0053000200100	121	FOREST	RM-2	UPND
0053000201401	111	FOREST	RM-2	UPND
0053000201500	115	FOREST	RM-2	UPND
0053000201600	117	FOREST	RM-2	UPND
0053000201700	119	FOREST	RM-2	UPND
0053000501000	102	FOREST	RDV	UPND
0053000501001	104	FOREST	RDV	UPND
0053000500400	118	FOREST	RDV	UPND
0053000500500	116	FOREST	RDV	UPND
0053000500700	114	FOREST	RDV	UPND
0053000500800	110	FOREST	RDV	UPND
0051000201400	210	GIBBS	RDV	UPND
0051000201701	204	GIBBS	RDV	UPND
0051000201702	206	GIBBS	RDV	UPND
0051000201703	208	GIBBS	RDV	UPND
0051000201704	210	GIBBS	RDV	UPND
0051000201705	212	GIBBS	RDV	UPND
0051000201706	214	GIBBS	RDV	UPND
0051000201707	216	GIBBS	RDV	UPND
0051000201708	218	GIBBS	RDV	UPND
0051000201709		GIBBS	RDV	UPND

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0051000301000	114	GIBBS	RM-2	UPND
0051000301100	112	GIBBS	RM-2	UPND
0051000301200	110	GIBBS	RM-2	UPND
0051000301300	106	GIBBS	RM-2	UPND
0051000301400	100	GIBBS	RM-2	UPND
0051000300900	118	GIBBS	RM-2	UPND
0055000100500	8672	GIBBS	S-1	UPND
0055000100502	8674	GIBBS	S-1	UPND
0056000200100	00205	GIBBS	OD	UPND
0051000201000	201	HUDSON	RDV	UPND
0051000201100	203	HUDSON	RDV	UPND
0051000201200	205	HUDSON	RDV	UPND
0051000201300	207	HUDSON	RDV	UPND
0051000200500	101	HUDSON	RDV	UPND
0051000200900	109	HUDSON	RDV	UPND
0052000101500	12	HUDSON	RDV	UPND
0052000101800	6	HUDSON	RDV	UPND
0052000500100	100	HUDSON	RDV	UPND
0052000500113	100	HUDSON	RDV	UPND
0052000500106	100	HUDSON	RDV	UPND
0052000500107		HUDSON	RDV	UPND
0052000500108	100	HUDSON	RDV	UPND
0052000500109	100	HUDSON	RDV	UPND
0055000100100		HUDSON	RDV	UPND
0055000100101		HUDSON	RDV	UPND
0055000100204	320	HUDSON	R-6	UPND
0055000100501		HUDSON	R-6	UPND
0055000200500	400	HUDSON	OD	UPND
0055000200600	360	HUDSON	R-6	UPND
0056000200200	303	HUDSON	RDV	UPND
0056000200201	305	HUDSON	RDV	UPND
0056000200300	315	HUDSON	OD	UPND
0056000200302	315	HUDSON	OD	UPND
0056000200601	325	HUDSON	OD	UPND
0056000200602	00000	HUDSON	OD	UPND
0056000300200	331	HUDSON	OD	UPND
0051000102600		HYDE	PD	UPND
0051000300400	15	HYDE	RM-2	UPND
0051000300401	17	HYDE	RM-2	UPND
0051000300500	19	HYDE	RM-2	UPND
0051000300600	21	HYDE	RM-2	UPND
0051000300700	25	HYDE	RM-2	UPND
0051000300800		HYDE	RM-2	UPND
0023000200100	15	LLOYD	RM-1	UPND
0023000203800	9	LLOYD	RM-1	UPND
0052000200700		MADISON	RM-2	UPND
0056000700501	402	MARKLEY	C-2	UPND
0056000100101	1	MARTIN	RDV	UPND
0056000100103	5	MARTIN	RDV	UPND
0056000100300	13	MARTIN	RDV	UPND
0055000200101	40	MAYBERRY	R-6	UPND
0055000200113		MAYBERRY	RDV	UPND
0055000200114	100	MAYBERRY	RDV	UPND
0055000200102	65	MAYBERRY	RDV	UPND
0055000200104	71	MAYBERRY	RDV	UPND
0055000200105	77	MAYBERRY	C-2	UPND
0055000200109	78	MAYBERRY	RDV	UPND
0055000200300		MAYBERRY	RDV	UPND
0051000201700	20	MAYFIELD	RDV	UPND
0052000401106		MEADOW	RM-2	UPND
0052000401107		MEADOW	RM-2	UPND
0052000401200		MEADOW	RM-2	UPND

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0052000401210	8573	MEADOW	RM-2	UPND
0052000400401		MEADOW	R-6	UPND
0052000400402	306	MEADOW	RM-2	UPND
0052000400700	322	MEADOW	RM-2	UPND
0052000400800	310	MEADOW	RM-2	UPND
0052000400801	320	MEADOW	RM-2	UPND
0052000400802	318	MEADOW	RM-2	UPND
0052000400803	316	MEADOW	RM-2	UPND
0052000400804	314	MEADOW	RM-2	UPND
0052000400805	312	MEADOW	RM-2	UPND
0052000400906	311	MEADOW	RM-2	UPND
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0052000500110		MEADOW	RDV	UPND
0052000500111		MEADOW	RDV	UPND
0052000500112		MEADOW	RDV	UPND
0052000500114		MEADOW	RDV	UPND
0052000500115		MEADOW	RDV	UPND
0052000500116		MEADOW	RDV	UPND
0052000500117		MEADOW	RDV	UPND
0052000500118		MEADOW	RDV	UPND
0052000500119		MEADOW	RDV	UPND
0052000500102		MEADOW	RDV	UPND
0052000500120		MEADOW	RDV	UPND
0052000500121		MEADOW	RDV	UPND
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0052000500123		MEADOW	RDV	UPND
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0053000401101	8596	MEADOW	RM-2	UPND
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0053000400800		MEADOW	RM-2	UPND
0053000400900	8593	MEADOW	RM-2	UPND
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0055000100201		MEADOW	RM-2	UPND
0055000100202		MEADOW	RM-2	UPND
0052000101000	13	NASSAU	RDV	UPND
0052000500800		NASSAU	RM-2	UPND
0052000500900		NASSAU	RM-2	UPND
0055000100200		NASSAU	R-6	UPND
0055000100211	8663	NASSAU	S-1	UPND
0055000100213		NASSAU	RM-2	UPND
0055000100300		NASSAU	R-6	UPND
0052000201000	00000	OSCAR	RM-2	UPND
0052000201100	301	OSCAR	RM-2	UPND
0052000201101	303	OSCAR	RM-2	UPND
0052000200900	398	OSCAR	RM-2	UPND
0052000301301		OSCAR	RM-2	UPND
0052000301400	422	OSCAR	RM-2	UPND
0052000301401	420	OSCAR	RM-2	UPND

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0052000301500	410	OSCAR	RM-2	UPND
0052000301801	408	OSCAR	RM-2	UPND
0052000400200	102	OSCAR	R-8	UPND
0052000400300	405	OSCAR	RM-2	UPND
0052000400400	411	OSCAR	RM-2	UPND
0052000400500	413	OSCAR	RM-2	UPND
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0052000500700		OSCAR	RM-2	UPND
0053000201400	504	OSCAR	RM-2	UPND
0053000200200	518	OSCAR	RM-2	UPND
0053000200201		OSCAR	RM-2	UPND
0053000200300	516	OSCAR	RM-2	UPND
0053000200400	514	OSCAR	RM-2	UPND
0053000200500	510	OSCAR	RM-2	UPND
0053000200800	508	OSCAR	RM-2	UPND
0053000200801	508	OSCAR	RM-2	UPND
0053000300101		OSCAR	RM-2	UPND
0053000301400	8588	OSCAR	RM-2	UPND
0053000301500		OSCAR	RM-2	UPND
0053000301700	00119	OSCAR	RM-2	UPND
0053000301800	509	OSCAR	RM-2	UPND
0053000301900	511	OSCAR	RM-2	UPND
0053000302000	513	OSCAR	RM-2	UPND
0053000302100	515	OSCAR	RM-2	UPND
0058000200800	1	RILEY	OD	UPND
0053000100500	8	SHIRLEY	RDV	UPND
0053000100501	10	SHIRLEY	RDV	UPND
0053000500200	00000	SHIRLEY	RDV	UPND
0053000500201	00000	SHIRLEY	RDV	UPND
0053000500301		SHIRLEY	RDV	UPND
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0052000301300	103	TRESCOTT	RM-2	UPND
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0052000300900	3	TRESCOTT	RDV	UPND
0053000301000		TRESCOTT	RM-2	UPND
0053000301100	208	TRESCOTT	RM-2	UPND
0053000301200	8586	TRESCOTT	RM-2	UPND
0053000301300	8587	TRESCOTT	RM-2	UPND
0053000501100	109	TRESCOTT	RDV	UPND
0018000200100	520	WASHINGTON	RDV	UPND
0018000200300	528	WASHINGTON	RDV	UPND
0018000200400	526	WASHINGTON	RDV	UPND
0018000200500		WASHINGTON	RDV	UPND
0018000200800	550	WASHINGTON	RDV	UPND
0018000200700	552	WASHINGTON	RDV	UPND
0018000200800	570	WASHINGTON	RDV	UPND
0017000200100	800	WASHINGTON	RDV	UPND
0017000200301	704	WASHINGTON	RDV	UPND
0017000200800	800	WASHINGTON	RDV	UPND
0017000200700	706	WASHINGTON	RDV	UPND
0023000202900		WASHINGTON	RM-1	UPND
0023000203000	850	WASHINGTON	RM-1	UPND
0023000203100		WASHINGTON	RM-1	UPND
0023000203200	846	WASHINGTON	RM-1	UPND
0023000203700	800	WASHINGTON	RM-1	UPND
0024000101400	1040	WASHINGTON	RDV	UPND
0024000101800	1002	WASHINGTON	RDV	UPND
0024000101700	1006	WASHINGTON	RDV	UPND
0025000100700	1120	WASHINGTON	S-1	UPND
0026000900201	1102	WASHINGTON	RDV	UPND

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0051000101000	575	WASHINGTON	RDV	UPND
0052000100100	800	WASHINGTON	RDV	UPND
0052000100200	8547	WASHINGTON	RDV	UPND
0052000100300	825	WASHINGTON	RDV	UPND
0052000100400	827	WASHINGTON	RDV	UPND
0052000200100	711	WASHINGTON	RDV	UPND
0052000300100	801	WASHINGTON	RM-2	UPND
0052000300500	00000	WASHINGTON	RDV	UPND
0052000300800	00000	WASHINGTON	RDV	UPND
0052000300700	843	WASHINGTON	RDV	UPND
0053000100100	1015	WASHINGTON	RDV	UPND
0053000100200	8581	WASHINGTON	RDV	UPND
0053000100700	571	WASHINGTON	RDV	UPND
0053000100800	571	WASHINGTON	RDV	UPND
0053000100900	1007	WASHINGTON	RDV	UPND
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0053000501200	849	WASHINGTON	RDV	UPND
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0053000501400	903	WASHINGTON	RDV	UPND
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0053000501700	928	WASHINGTON	RDV	UPND
0053000502000	00927	WASHINGTON	RDV	UPND
0055000100210		WELBORN	RDV	UPND
0055000100212	111	WELBORN	RDV	UPND
0055000100203		WELBORN	R-6	UPND
0055000100205		WELBORN	R-6	UPND
0055000100206	115	WELBORN	RDV	UPND
0055000100207	123	WELBORN	RDV	UPND
0055000100208	117	WELBORN	RDV	UPND
0055000100209	147	WELBORN	RDV	UPND
0055000100301	100	WELBORN	RDV	UPND
0055000100302	159	WELBORN	RDV	UPND
0055000100303		WELBORN	R-6	UPND
0055000100304	120	WELBORN	RDV	UPND
0055000100305		WELBORN	RDV	UPND
0055000100400		WELBORN	R-6	UPND
0055000100401		WELBORN	R-6	UPND
0051000300100	100	WESTFIELD	RDV	UPND
0051000301500	122	WESTFIELD	RDV	UPND
0051000301800	112	WESTFIELD	RDV	UPND
0056000100100	200	WESTFIELD	RDV	UPND
0056000100102	204	WESTFIELD	RDV	UPND
0056000100400	224	WESTFIELD	RDV	UPND
0056000100500	234	WESTFIELD	RDV	UPND
0056000200900	306	WESTFIELD	RDV	UPND
0056000200901		WESTFIELD	RDV	UPND
0056000300100	424	WESTFIELD	OD	UPND
0056000300102	420	WESTFIELD	OD	UPND
0056000401300	488	WESTFIELD	OD	UPND

