UPDATED APPLICATION FOR MAY 2020 PC MEETING

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See attached map Zoning

propo rity street Map

Approximately 180.26 acres were previously approved to be rezoned by City Council. The remaining 79.74 acres are to be considered for rezone at the May 21, 2020 PC meeting

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Responses to Application Questions

1. Describe the ways in which the proposed amendment is consistent with the comprehensive plan.

   Rezoning the subject properties around Unity Part to the new UPND, *Unity Park Neighborhood District*, advances expands access to recreation facilities, increases the provision of affordable housing, provides for a mix of uses, and allows for new investment and development opportunities near downtown Greenville. The new Unity Park Neighborhood District Code (UPNDC) was developed after an extended planning effort that included significant engagement with affected property owners, business owners, affordable housing advocates, Unity Park stakeholders, and the community at large.

2. Describe the conditions that have changes from the conditions prevailing at the time that the original text was adopted.

   The new Unity Park is under construction, and a new zoning code that appropriately places the park at the center of this new district is necessary in order to achieve the vision and objectives of the Unity Park project. Rezoning to UPND will replace the mismatch of zoning districts that currently comprise the subject area and replace them with a new form-based zoning code that provides significant, yet sensible and appropriate, commercial and residential development opportunities around Unity Park. The code also provides for increased density, particularly on property that are currently owned by the City of Greenville, which will allow for additional units at affordable price points for low-income and working-class households.

3. Describe the ways in which the plan addresses a demonstrated community need.

   As mentioned above, the UPNDC provides for an updated zoning code around Unity Park and provides significant opportunities to develop affordable housing near downtown Greenville.

4. Describe the ways in which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.

   The UPNDC includes many elements of a form-based code and includes various sub-districts that have been carefully crafted for the new Unity Park and surrounding neighborhoods, taking into account proximity to transportation corridors, impacts to adjacent neighborhoods, transition to downtown, increased density, and appropriateness of land uses. In addition to the provisions contained within the UPNDC, the code includes references to the standard Land Management Ordinance requirements, as appropriate.

5. Describe the ways in which the proposal promotes a logical and orderly development pattern.

   See previous response.

6. Describe the ways in which the proposed amendment will not result in undesirable strip or ribbon commercial development.

   The proposed zoning map amendment consists of approximately 260 parcels and is the result of comprehensive, neighborhood-wide planning effort. The new district includes various sub-

districts with defined and carefully considered use provisions and standards that are not anticipated to result in strip or ribbon development. Rather, the new zoning district and accompanying Neighborhood Code is expected to create a vibrant mixed-use community centered around the new Unity Park.

7. Describe the ways in which the proposed amendment will not result in the creation of an inappropriately isolated zoning district unrelated to adjacent and surrounding zoning districts.

   See previous response.

8. Describe the ways in which the proposed amendment will not result in significant adverse impacts on the property values of surrounding lands.

   The proposed zoning district includes provisions within the accompanying code and various sub-districts that consider the impacts on adjacent properties and attempt to provide appropriate transitions not only with respect to adjacent neighborhoods, but also from the downtown C-4 district heading towards the new Unity Park.

9. 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 Unity Park Master Plan, which is separate from the UPNDC, provides significant greenspace and a new urban park at the heart of the property proposed for rezoning that will provide ample ecological benefits, while also limiting new impervious surface coverage and development in the floodplain and stream buffers around the Reedy River. In terms of stormwater management, including water quantity and quality. Development must also comply with the standard site development and stormwater standards in the Land Management Ordinance, which are not impacted by this amendment or the new Code.

10. Describe the ways in which the proposed amendment will result in development that is adequately served by public facilities and services.

    The Code calls for increases in density and mixed-use developments beyond what is currently permitted under the existing zoning districts in the area. Major investments in utility and infrastructure improvements will be included as part of the Unity Park construction. Sewer improvements along Mayberry Street are required in order for development of the city-owned properties to proceed. Utilities and services meeting the minimum standards of the Land Management Ordinance and City of Greenville must be provided as various sites and developments are implemented within the Unity Park Neighborhood District.

city of
greenville

September 3, 2019

Community Development

Dear Property Owner and/or Southernside Neighborhood Resident,

The City of Greenville, in partnership with the Greenville Housing Fund, will host a drop-in style Open House for property owners and residents on Monday, September 16 and Tuesday, September 17 from 5:30 p.m. to 7:30 p.m. at Greenville Water's Community Room, located at 517 W. Washington Street.

The same information will be shared at each Open House. Please attend the one that is most convenient for you and feel free to stop by any time between 5:30 and 7:30 p.m. At the Open House, you will have an opportunity to:

- **Review the latest draft of the Unity Park Neighborhood District Code (UPNDC).** The first draft of the UPNDC was shared with the community at an Open House held at Mountain View Baptist Church in January. The updated version reflects the public input that was received at that event.

- **Provide input and comments on a strategy for affordable housing near Unity Park.** More than eight acres of City-owned property near Unity Park have been reserved for affordable housing. At the Open House, representatives from the Greenville Housing Fund will seek your guidance on a number of key issues, including the type, style and cost of the housing.

We have included a map of the planning area and the proposed zoning districts so that you can locate your property. The draft Unity Park Neighborhood District Code can be found on the City's website at http://www.greenvillesc.gov/UnityParkCode.

We look forward to seeing you at the Open House. In the meantime, please call the City's Community Development Division at 467-4570 with any questions you may have.

Sincerely,

Virginia B. Stroud
Administrator
Community Development Division

Bryan Brown
President and CEO
Greenville Housing Fund

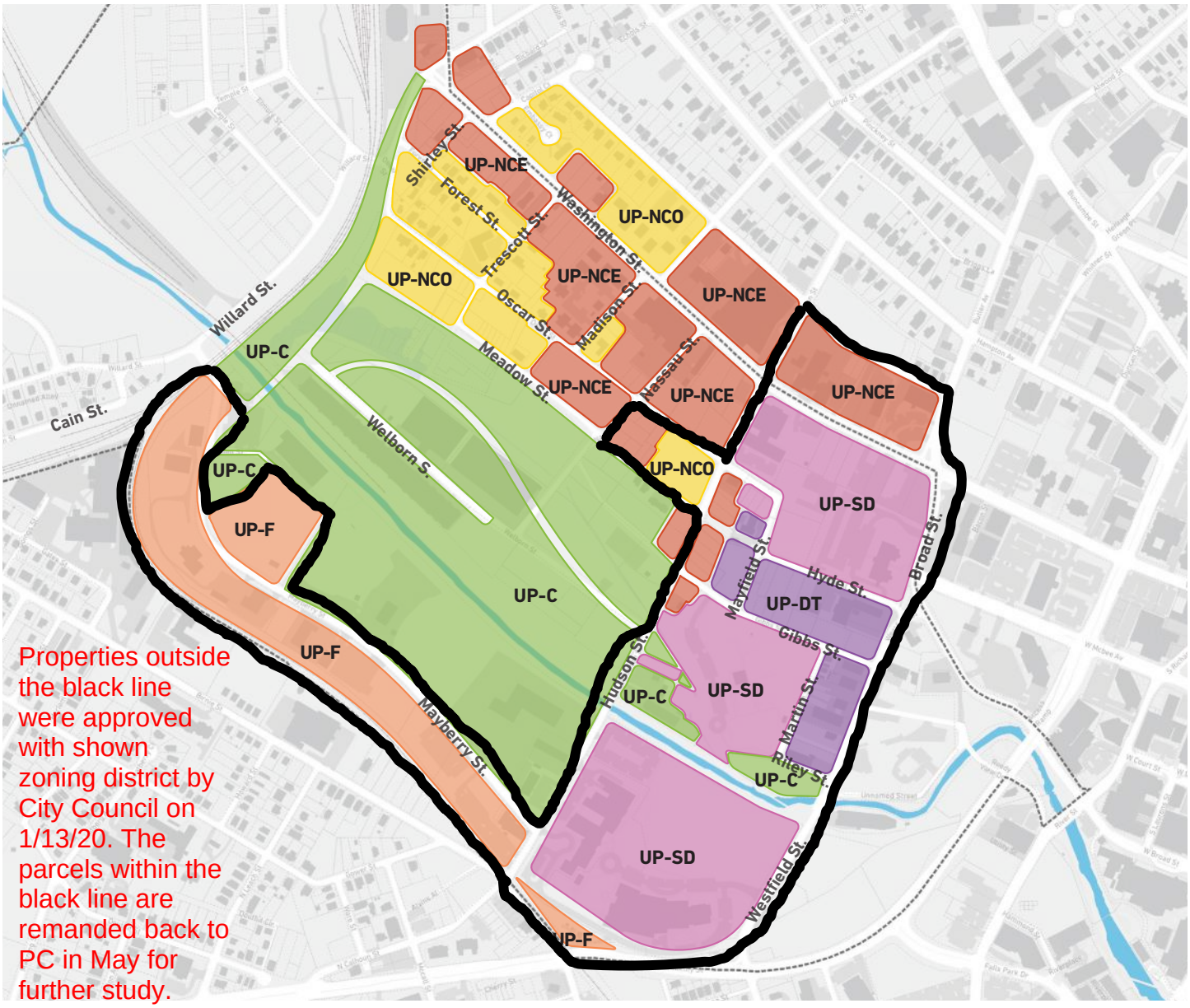
Enclosures: Community Character Code Regulating Plan Map

PIN (Tax Map #)	GIS ACRES	Current Zoning	Proposed Zoning
0016000200100	1.34	RDV	UP-NCE
0016000200300	0.45	RDV	UP-NCE
0016000200400	0.18	RDV	UP-NCE
0016000200401	0.16	RDV	UP-NCE
0016000200500	0.39	RDV	UP-NCE
0016000200600	0.32	RDV	UP-NCE
0016000200601	0.09	RDV	UP-NCE
0016000200602	0.09	RDV	UP-NCE
0016000200700	0.5	RDV	UP-NCE
0016000200800	1.38	RDV	UP-NCE
0051000101000	2.53	RDV	UP-SD
0051000101900	9.91	PD	UP-SD
0051000102600	0.05	PD	UP-SD
0051000201000	0.17	RDV	UP-NCE
0051000201100	0.16	RDV	UP-NCE
0051000201200	0.15	RDV	UP-NCE
0051000201300	0.14	RDV	UP-NCE
0051000201400	0.14	RDV	UP-NCE
0051000201700	0.42	RDV	UP-DT
0051000201701	0.26	RDV	UP-DT
0051000201702	0.04	RDV	UP-DT
0051000201703	0.03	RDV	UP-DT
0051000201704	0.03	RDV	UP-DT
0051000201705	0.03	RDV	UP-DT
0051000201706	0.03	RDV	UP-DT
0051000201707	0.03	RDV	UP-DT
0051000201708	0.04	RDV	UP-DT
0051000201709	0.39	RDV	UP-DT
0051000200500	0.51	RDV	UP-NCE
0051000200900	0.15	RDV	UP-NCE
0051000300100	1	RDV	UP-DT
0051000301500	0.33	RDV	UP-DT
0051000301600	0.17	RDV	UP-DT
0052000500100	0.62	RDV	UP-NCO
0052000500101	0.05	RDV	UP-NCO
0052000500110	0.04	RDV	UP-NCO
0052000500111	0.03	RDV	UP-NCO
0052000500112	0.04	RDV	UP-NCO
0052000500113	0.03	RDV	UP-NCO
0052000500114	0.04	RDV	UP-NCO
0052000500115	0.03	RDV	UP-NCO

0052000500116	0.04	RDV	UP-NCO
0052000500117	0.05	RDV	UP-NCO
0052000500118	0.03	RDV	UP-NCO
0052000500119	0.05	RDV	UP-NCO
0052000500102	0.03	RDV	UP-NCO
0052000500120	0.03	RDV	UP-NCO
0052000500121	0.05	RDV	UP-NCO
0052000500122	0.03	RDV	UP-NCO
0052000500123	0.05	RDV	UP-NCO
0052000500103	0.05	RDV	UP-NCO
0052000500104	0.03	RDV	UP-NCO
0052000500105	0.05	RDV	UP-NCO
0052000500106	0.03	RDV	UP-NCO
0052000500107	0.05	RDV	UP-NCO
0052000500108	0.03	RDV	UP-NCO
0052000500109	0.05	RDV	UP-NCO
0052000500600	0.12	RM-2	UP-NCE
0052000500700	0.15	RM-2	UP-NCE
0052000500800	0.12	RM-2	UP-NCE
0052000500900	0.27	RM-2	UP-NCE
0052000501000	0.07	RM-2	UP-NCE
0052000501001	0.06	RM-2	UP-NCE
0052000501100	0.1	RM-2	UP-NCE
0052000501200	0.1	RM-2	UP-NCE
0052000501300	0.03	RM-2	UP-NCE
0055000200113	1.16	RDV	UP-C
0055000200102	3.05	RDV	UP-F
0055000200104	0.41	RDV	UP-F
0055000200105	5.72	C-2	UP-F
0055000200109	3.9	RDV	UP-F
0055000200300	1.1	RDV	UP-F
0055000200500	2.3	OD	UP-F
0056000100100	0.24	RDV	UP-DT
0056000100101	0.1	RDV	UP-DT
0056000100102	0.45	RDV	UP-DT
0056000100103	0.09	RDV	UP-DT
0056000100300	0.37	RDV	UP-DT
0056000100400	0.42	RDV	UP-DT
0056000100500	0.47	RDV	UP-DT
0056000200100	8.61	OD	UP-SD
0056000200200	0.23	RDV	UP-NCE
0056000200201	0.11	RDV	UP-NCE

0056000200300	0.29	RDV	UP-SD
0056000200302	0.4	OD	UP-C
0056000200601	0.83	OD	UP-C
0056000200602	0.52	OD	UP-C
0056000200800	1.2	OD	UP-C
0056000200900	0.4	RDV	UP-DT
0056000200901	0.13	RDV	UP-DT
0056000300100	14.55	OD	UP-SD
0056000300102	5.38	OD	UP-SD
0056000300200	0.06	OD	UP-SD
0056000401800	0.01	OD	UP-SD
0056000700500	0.03	C-2	UP-F
0056000700501	0.52	C-2	UP-F
0056000700502	0.07	C-2	UP-F
0051000301000	0.11	RM-2	UP-DT
0051000301100	0.1	RM-2	UP-DT
0051000301200	0.17	RM-2	UP-DT
0051000301300	0.27	RM-2	UP-DT
0051000301400	0.39	RM-2	UP-DT
0051000300400	0.23	RM-2	UP-DT
0051000300401	0.23	RM-2	UP-DT
0051000300500	0.23	RM-2	UP-DT
0051000300600	0.3	RM-2	UP-DT
0051000300700	0.16	RM-2	UP-DT
0051000300800	0.11	RM-2	UP-DT
0051000300900	0.16	RM-2	UP-DT

UPCD CONTEXT ZONES REGULATING PLAN



Properties outside the black line were approved with shown zoning district by City Council on 1/13/20. The parcels within the black line are remanded back to PC in May for further study.

UP-C	Unity Park Core	UP-NCO	Unity Park Neighborhood Core
UP-F	Unity Park Frontage	UP-DT	Unity Park Downtown Transitional
UP-NCE	Unity Park Neighborhood Center	UP-SD	Unity Park Special District

TABLE 2.20-A UNITY PARK CONTEXT ZONE DIMENSIONAL STANDARDS

	UP-C	UP-F	UP-NCE	UP-NCO	UP-SD	UP-DT
BUILDING PLACEMENT (MINIMUM/MAXIMUM)						
Setbacks (FT) Main Building	-	-	-	-	-	-
Front		0' min.*	0' min.*	5' min/15' max	10' min.	0' min.*
Internal Side		0' min.	0' min.	3' min./9' max.	10' min.	0' min.
External Side		10' min.	5' min.	3' min./15' max.	10' min.	15' min.
Rear		0' min.*	5' min.	5' min.	5' min.	5' min.
Setbacks (FT) Accessory Building	-	-	-	-	-	-
Front		5' min.	5' min.	5' min.	20' min.	5' min.
Side		5' min.	5' min.	5' min.	5' min.	5' min.
Rear		0' min.*	5' min.	5' min.	5' min.	5' min.
Building Height (FT)	-	-	-	-	-	-
Main Building	~~30'~~ 40' max.	100' max./ 2 stories min.	50' max./ 2 stories min.	45' max.	75' max.	100' max./ 2 stories min.
Accessory Building	25' max.	25' max.	25' max.	25' max.	25' max.	25' max.
LOT STANDARDS (MINIMUM/MAXIMUM)						
Area (SQ FT)	N/A					
Density (units/acre)	N/A	73 units per acre	46 units per acre	15 units per acre	N/A	73 units per acre
Width (FT)	N/A	60' min.	30' min.	40' min.	250' min.	N/A
Depth (FT)	N/A	80' min.	100' min.	75' min.	100' min.	80' min.
Street Frontage (FT)	N/A	20' min.	25' min.	20' min.	250' min.	20' min.
Lot Coverage (%)	N/A	80% max.	85% max.	60% max.	80% max.	90% max.

* Buildings and structures must still meet applicable building and fire code requirements, which may require more than a zero-foot setback.

TABLE 2.20-B. UNITY PARK USE TABLE

USE CATEGORY	USE TYPE	UP-C	UP-F	UP-NCE	UP-NCO	UP-SD	UP-DT	ADDITIONAL REGULATIONS
Key: "P" = Permitted Use; "S" = Special Exception Use; "C" = Conditional Use; Blank Cell = Prohibited Use								
RESIDENTIAL USES								
Household Living	Multiple-family dwelling [1]		P	P	P		P	19-6.8
	High-rise multiple-family dwelling [1]		P				P	19-4.3.1(A)(2)
	Single-family dwelling, attached [1]			P	P			
	Single-family dwelling, detached			P	P			19-6.9
	Duplex dwelling			P	P			19-6.9
	Cottage subdivision [1]			P	P			19-4.3.1(A)(4)
	Upper-story dwelling		P	P	P		P	
Group Living	Boardinghouse			C			C	19-4.3.1(B)
	All other uses			C	P			
PUBLIC AND INSTITUTIONAL USES								
Community Service	All uses			P	P	P		
Day Care	Day care center (13+ people)		C	C		P	C	19-4.3.2(C)
	Preschool		C	C		P	C	19-4.3.2(C)
Educational Facilities	Business school		C			P	C	19-4.3.2(D)(1)
	College or university		C	C		P	C	
	School, public or private		C	C		P	C	19-4.3.2(D)(2)
	Trade school					P	C	19-4.3.2(D)(3)
Government Facilities	Emergency response facility	C	C	C	C	P	C	
	Police substation	C	C	C	C	P	C	
	Post office		C	C		C	C	
Health Care Facilities	Hospital					P	C	
	Medical facility, other than hospital	C	C	C		P	P	19-4.3.2(E)
Institutions	Greenhouse	P				P		
	Library					P	P	
	Museum	C				P	P	
	Religious institution			P		P		19-4.3.2(F)
	All other uses			C		C		
Parks and Open Areas	Greenway	P						
	Park, community	P				P	P	
	Park, neighborhood			P	P			
	Dog Park	P						
Utilities	Utility, major	P				P		
	Utility, minor	C				P		
	Wireless Facilities (communication towers not permitted)	C		P		P		

TABLE 2.20-B. UNITY PARK USE TABLE - CONTINUED

USE CATEGORY	USE TYPE	UP-C	UP-F	UP-NCE	UP-NCO	UP-SD	UP-DT	ADDITIONAL REGULATIONS
Key: "P" = Permitted Use; "S" = Special Exception Use; "C" = Conditional Use; Blank Cell = Prohibited Use								
COMMERCIAL USES [2, 3, 4]								
Eating Establishments	Restaurant, with indoor and outdoor seating and/ or food service areas	P	P	~~C~~ S		P	P	19-4.3.3(C)
	Restaurant, with indoor seating only	P	P	C		P	P	19-4.3.3(C)
	Restaurant with no seating	P	C	C		P	P	19-4.3.3(C)
	Nightclub or bar	S	S	S			S	19-4.3.3(F)(10)
Offices	Professional, medical, personal service and other types of office uses	P	P	P		P	P	19-4.3.3(D)
Outdoor Entertainment	All uses	C	C	C		C	C	
Parking, Commercial	Parking lot	C	C	C	C	C	C	19-4.3.3(E)
	Parking structure	C	P	C		P	P	19-4.3.3(E)
Retail Sales and Services	Bank, financial institution, or ATM		P	P			P	19-4.3.3(F)(2)
	Barbershop, beauty shop		P	P	C		P	
	Body piercing/tattoo establishment						P	
	Civic club		P	P			P	
	Convenience store							19-4.3.3(F)(5)
	Event venue	C	P	C		C	P	19-4.3.3(F)(7)
	Grocery store	P	P	C			P	19-4.3.3(F)(8)
	Farmer's Market	~~C~~ P	P	P	C	P	P	
	Health club or spa	C	P	C			P	
	Indoor entertainment facility, general	C	P	C			P	
	Kennel , veterinary clinic, indoor only		C	C				
	Personal services, all other		P	C	C		P	19-4.3.3(F)(11)
	Photography, art, dance studio or gallery	C	P	C	C		P	
	Retail sales and services similar to the above in terms of impacts and activity may be permitted as determined by Planning Administrator.	C	C	C			C	19-4.3.3.(F)(12)
Visitor accommodations	Bed and breakfast inn		C	C			~~P~~ S	19-4.3.3(H)
	Hostel	~~P~~ S	C					
	Hotel or motel		C	C			~~P~~ S	

TABLE 2.20-B. UNITY PARK USE TABLE - CONTINUED

USE CATEGORY	USE TYPE	UP-C	UP-F	UP-NCE	UP-NCO	UP-SD	UP-DT	ADDITIONAL REGULATIONS
Key: "P" = Permitted Use; "S" = Special Exception Use; "C" = Conditional Use; Blank Cell = Prohibited Use								
SERVICE AND INDUSTRIAL USES [4]								
Manufacturing and Production	Artisan production establishment	C	C	~~C~~ S			C	
	Laboratory		C					
	Light manufacturing, general						C	
Waste-related Services	Recycling drop-off center					C		

NOTES FOR TABLE 2.20-B:

[1] Multiple-family dwellings, high-rise multiple-family dwellings, single-family attached dwellings, and cottage subdivisions require a land development permit to be reviewed by the Planning Commission, according to subsection 19-2.1.2(A).

[2] Commercial uses located within the Unity Park context zone districts open to the public between the hours of 12:00 midnight and 5:00 a.m. require a special exception permit, except when a conditional use permit is required, and shall, at a minimum, comply with subsection 19-4.3.3(A).

[3] Service and industrial uses located within the Unity Park context zone districts open to the public between the hours of 12:00 midnight and 5:00 a.m. require a special exception permit, except when a conditional use permit is required, and shall, at a minimum, comply with subsection 19-4.3.4(A).

[4] Nonresidential development, as applicable, shall be subject to the standards in subsection 19-6.5, design standards for nonresidential development.