



## REQUEST FOR COUNCIL ACTION

### City of Greenville, South Carolina

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

Agenda Item No.

15a

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

**AGENDA DATE REQUESTED:** January 24, 2022

**ORDINANCE/RESOLUTION CAPTION:**

ORDINANCE TO AMEND TABLE 5.60 OF THE UNITY PARK NEIGHBORHOOD DISTRICT CODE (UPNDC) TO RECTIFY IDENTIFIED INCONSISTENCIES WITH THE AFFORDABLE HOUSING INCENTIVES (Z-35-2021)

**SUMMARY BACKGROUND:**

The purpose of this Ordinance is approve a text amendment rectifying inconsistencies in Table 5.60 Development Flexibility Incentives of the Unity Park Neighborhood District Code (UPNDC) whereby allowable height was increased in certain districts but reduced in others, so as to provide for certain development flexibility incentives. This text amendment is compliant with the goals of the GVL2040 Comprehensive Plan and the purposes outlined in the UPNDC, specifically Section 1.60.

This amendment is intended to promote the construction of affordable housing units within the Unity Park area.

The City Planning Commission, pursuant to public notice, held a public hearing on December 16, 2021, to consider the proposed text amendment. The application was recommended for approval with a condition to increase the number of stories allowed in the Unity Park - Downtown Transitional Subdistrict from six to nine stories by a vote of 6-0.

Planning Staff Recommendation: Approve

Planning Commission Recommendation: Approval by a vote of 6-0

**IMPACT IF DENIED:**

The text amendment will not be approved; the Development Flexibility Incentives in Table 5.60 will remain as currently stated in the UPNDC.

**FINANCIAL IMPACT:**

None

#### REQUIRED SIGNATURES

**Department Director**

DocuSigned by:

*Jonathan Graham*

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**City Attorney**

DocuSigned by:

*Leigh Padletti*

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DocuSigned by:

*John McDonough*

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**OMB Director**

**City Manager**

## A N O R D I N A N C E

## TO AMEND TABLE 5.60 OF THE UNITY PARK NEIGHBORHOOD DISTRICT CODE TO RECTIFY IDENTIFIED INCONSISTENCIES WITH THE AFFORDABLE HOUSING INCENTIVES (Z-35-2021)

WHEREAS, the Unity Park Neighborhood District Code (“UPNDC”) for the city of Greenville (“City”) contains regulations to ensure new development in the area advances the character of the community with special consideration for increased density and affordable housing while providing appropriate transitions between Unity Park, adjacent established neighborhoods, and the downtown Central Business District; and

WHEREAS, City Council desires to promote and incentivize the construction of affordable housing within the City; and

WHEREAS, the City recently adopted its decennial comprehensive plan, entitled GVL2040 (the “GVL2040”); and

WHEREAS, affordable housing is a top priority under the GVL2040; and

WHEREAS, an inconsistency has been identified within the UPNDC affordable housing incentive provision, specifically Table 5.60, such that allowable height is increased in certain districts but reduced in others; and

WHEREAS, the City desires to modify Table 5.60: Development Flexibility Incentives of the UPNDC to rectify this inconsistency; and

WHEREAS, the proposed amendment is consistent with the GVL2040, as well as the goals of the UPNDC, including but not limited to, those described in Section 1.60, Equitable Development and Affordable Housing; and

WHEREAS, the City Planning Commission, pursuant to public notice, held a public hearing on December 16, 2021, to consider the proposed text amendments, and

WHEREAS, the Planning Commission voted 6-0 to recommend approval of the proposed text amendment as proposed with staff comments with the added condition to increase Unity Park – Downtown Transitional (UP-DT) sub-district from 6 stories to 9 stories; and

WHEREAS, City Council finds the text amendment to be compatible with the City’s Comprehensive Development Plan;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GREENVILLE, SOUTH CAROLINA, Table 5.60 of the Unity Park Neighborhood District Code (UPNDC) is hereby amended as set forth in Exhibit A, which is attached hereto and incorporated herein by reference. This Ordinance shall be effective upon second and final reading.

DONE, RATIFIED AND PASSED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY

REVIEWED:

\_\_\_\_\_  
CITY MANAGER

## EXHIBIT A

TABLE 5.60. DEVELOPMENT FLEXIBILITY INCENTIVES

UPCD CONTEXT ZONES	UP-F	UP-NCE	UP-NCO	UP-DT
<b>BUILDING PLACEMENT</b>				
Front	0' minimum	0' minimum	15' minimum	0' minimum
Side	10' minimum	10' minimum	5' minimum	10' minimum
<b>LOT SIZE</b>				
Width	NA minimum	20' minimum	30' minimum	NA minimum
<b>BUILDING FORM</b>				
Building Height	<del>6</del> 9 stories maximum	5 stories maximum	3 stories maximum	<del>6</del> 9 stories maximum
Main Building	<del>85</del> 110' maximum	<del>70</del> 65' maximum	50' maximum	<del>85</del> 110' 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				
<b>PARKING REQUIREMENTS</b>				
Income-Qualified Level for Unit	Low-Income		Moderate-Income	
Parking (spaces/unit)	0		1	