

Zoning Docket from February 15, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-15	Philip Cox for Greenville Partners IV, LLC Mall Connector Road 0260000100204 S-1, Services to FRD, Flexible Review District	24	Approval with Conditions	Approval with Conditions 2/24/21	Approval with Conditions 3/1/21	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on February 15, 2021 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Wants to change use from hospitality to multifamily • Aesthetic of property is already multifamily in nature • Units already have a full size kitchen • Residents already living on site • Wants to change use due to market demand and pandemic • Will receive better financing • There is demand for this type of product and affordable housing • Units are to start at \$900/month including all utilities <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: 12-23-20</p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p>ANALYSIS:</p> <p>The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as Suburban Mixed-Use. The parcel has approximately 217 feet of frontage along Mall Connector Road. The parcel is approximately 0.49 miles north of the intersection of Mall Connector Road and Woodruff Road. The property is along a bus route. No sidewalks exist along the subject property.</p> <p>REVIEW DISTRICT DETAILS:</p> <p>Project Information:</p> <p>The applicant is proposing an apartment complex which is to be converted from an existing extended-stay hotel. The site consists of two existing buildings and a parking area.</p> <p>Rezoning from S-1, Services to FRD, Flexible Review District is necessary in order to allow for the proposed use.</p> <p>Proposed Land Uses:</p> <p>The intended use for the provided site is multifamily residential.</p> <p>Architectural Design:</p> <p>The style of the existing buildings is not intended to be altered or expanded.</p> <p>Access and Parking:</p> <p>The applicant states that there are 96 existing parking spaces on the site. For 94 units, 104 parking spaces are required. The applicant is proposing a 7.7% reduction in required parking spaces to 96 spaces, which includes both resident and visitor parking. The property sits along bus route 602.</p> <p>The proposed development will provide access off Mall Connector Road with entrances on the right side. The applicant is proposing a 5 foot wide sidewalk.</p>					

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Landscaping and Buffering:

The applicant states there are no proposed changes or improvements to the existing landscaping and that it will still adhere to Greenville County landscaping and buffering regulations.

Signage and Lighting:

The applicant states there are no proposed changes to the existing site lighting as it is safe and sufficient. The existing pole sign will be replaced with an apartment community sign and will adhere to all Greenville County sign regulations.

Conclusion:

The subject parcel, zoned S-1, Services, is located along Mall Connector Road, a two-lane State-maintained minor collector road. Staff is of the opinion that a successful rezoning to FRD, Flexible Review District, would allow for a conversion from an existing hotel to an apartment complex providing additional housing in this area of Greenville County. The proposed development will have to meet the following conditions:

1. Submit a revised Preliminary Development Plan and Statement of Intent indicating the sidewalk along Mall Connector Road that will match the sidewalk requirements of the City of Greenville.
2. Submit a site plan for review and approval prior to the issuance of any Land Development or Building Permits.

Based on these reasons, staff recommends approval of the requested rezoning to PD, Planned Development with the aforementioned conditions.