



Z-08-05-007

City of Greensboro Planning Department
Zoning Staff Report and Plan Amendment Evaluation

Zoning Commission Hearing Date: June 9, 2008

GENERAL INFORMATION

APPLICANT	Star City Development Company Inc.
HEARING TYPE	Zoning Commission
ZONING REQUEST	SC (Shopping Center) to CD-LI (Conditional District-Light Industrial)
CONDITIONS	1) Permitted Uses: All uses allowed in the Light Industrial zoning district except flea markets, water treatment plants, land clearing and inert debris landfills and recycling processing centers.
GFLUM	Commercial to Industrial/Corporate Park
LOCATION	215-221 West Meadowview Road; generally described as south of Meadowview Road and west of South Elm-Eugene Street
TAX MAP ID NUMBER (S)	00-00-0267-0-0002-00-004
PUBLIC NOTIFICATION	The notification area for this public hearing was 600 feet (Chapter 30-9-1.2 of the City Ordinance requires notification of the owner of that parcel of land and the owners of all parcels of land adjoining and contiguous to that parcel of land as shown on the County tax listing). 28 notices were mailed to those property owners in the mailing area.
TRACT SIZE	~9.99 acres
TOPOGRAPHY	Generally flat, sloping down somewhat to the south
VEGETATION	Heavily wooded on southern portion, generally clear on northern portion

SITE DATA

Existing Use	Abandoned structure
Adjacent Zoning	Adjacent Land Uses
N LI (Light Industrial) and SC (Shopping Center)	FedEx warehouse and US Fleet Commercial fueling, Food Lion Shopping Center
E LI (Light Industrial)	R W McCollum Co. (fuel tanker storage)
W SC (Shopping Center)	Church and Shopping Center
S SC (Shopping Center) and LI (Light Industrial)	Undeveloped

Zoning History

Case #	Date	Request Summary
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		This property has been zoned SC since July 1, 1992. Prior to the implementation of the UDO, it was zoned Residential Comm N.
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ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (SC)	Requested (CD-LI)
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Max. Density: Typical Uses	N/A Primarily intended to accommodate a wide range of high intensity retail and service developments meeting the shopping needs of the community and the region.	N/A Primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development, and related commercial/service activities.
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**These regulations may not reflect the actual requirements for all situations; see the City of Greensboro Zoning Code for actual regulations for site requirements for this zoning district.*

SPECIAL INFORMATION

Overlay District Ordinance/Historic Preservation - NA

Environmental/Soils

Water Supply Watershed	N/A, site drains to South Buffalo Creek
Floodplains	Special Flood Hazard Area (i.e. floodplain and portion of floodway) exists on-site. Flood Damage Prevention Ordinance (Section 30-7-5) requirements apply. Floodplain development permit must be obtained prior to any development in SFHA.
Streams	Unclassified drainage feature exists along east property line. If the feature is classified as perennial, a 50' buffer measured from top of bank, edge of contiguous wetlands or top of steep slope (whichever produces the greatest buffer) would be required. First 15' of buffer must remain undisturbed. If feature is intermittent or perennial a 30 ft. or 5x the width of the channel (whichever is greater) non-encroachment buffer, measured from top of bank, is required.

Other:

Airport Noise Cone

The subject property is not located in an Airport Noise Cone.

Landscaping Requirements

Location	Required Planting Yard Type and Rate
North	Street Yard - minimum width 8'; 2 canopy tree per 100', 17 shrubs per 100'
South	Type C Yard – avg. width 20'; 2 canopy trees per 100'; 3 understory trees per 100'; 17 shrubs per 100' AND Type D Yard – minimum width 5'; 2 understory trees per 100'; 18 shrubs per 100'
East	Type D Yard – minimum width 5'; 2 understory trees per 100'; 18 shrubs per 100'
West	Type D Yard – minimum width 5'; 2 understory trees per 100'; 18 shrubs per 100'

Tree Preservation Requirements

Acreage	Requirements
9.99 ac.	All trees 4" or greater DBH which are located within the required planting yards or within 15' of the side and rear property lines, whichever is greater

Transportation

Street Classification	W. Meadowview Drive – Minor Thoroughfare.
Site Access	All access point(s) must be designed and constructed to the City of Greensboro standards.
Traffic Counts:	None available.
Trip Generation:	N/A.
Sidewalks	Sidewalks are a requirement of the Development Ordinance. 5' sidewalk with a 5' grass strip is required along both sides of thoroughfares. 5' sidewalk with a 3' grass strip is required along one side (at a minimum, collectors may require sidewalk on both sides) of all other street types. Sidewalk exists along the north side of Meadowview Road. There are no plans for sidewalk along the southern side.
Transit in Vicinity	Yes, route 12, Randleman Road/S. Elm Eugene Street.
Traffic Impact study (TIS)	No, not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

IMPACT ANALYSIS

Land Use Compatibility

The proposed **CD-LI** zoning would allow land uses that are compatible with the existing development in the area.

Connections 2025 Comprehensive Plan Policies

The Generalized Future Land Use Map designates this location as **Commercial**. The requested **CD-LI** zoning district is inconsistent with this GFLUM designation and an amendment has been requested.

Connections 2025 Written Policies

Reinvestment/Infill Goal: Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

POLICY 4C: Promote new patterns and intensities of use to increase economic competitiveness and enhance quality of life in urban areas.

Economic Development Goal: Promote a healthy, diversified economy with a strong tax base and opportunities for employment, entrepreneurship and for-profit and non-profit economic development for all segments of the community, including under-served areas such as East Greensboro.

POLICY 7C: Ensure that city land use policies and regulations allow for an adequate supply of land to accommodate economic development.

Community Facilities Goal: Provide community facilities, services, and infrastructure in a cost-effective manner to meet citizens' needs, contribute to quality of life, and support desired land use patterns.

Connections 2025 Map Policies

Existing:

Commercial: This designation applies to large concentrations of commercial uses, such as recently constructed major shopping centers and "big box" retail. Such properties may not be expected to undergo redevelopment or a change in use over the plan horizon, and the immediate areas in which they are located may not be suitable for the introduction of mixed uses. While some new commercial centers are anticipated, in general new retail and commercial service uses will be encouraged within more diversified mixed-use centers rather than as stand-alone shopping centers or expanding highway commercial "strips."

Proposed:

Industrial/Corporate Park: This designation applies to areas where present or anticipated uses include both light and heavy industrial uses, such as manufacturing, assembly, and fabrication; wholesaling and distribution; and corporate office and technology parks, which may be introduced to replace older heavy industrial uses. Although new residential development is discouraged in areas designated for this land use category, pre-existing residential uses may be present in or adjacent to these areas. As established industrial areas redevelop, such residential, institutional, or similar uses should be protected from adverse impacts (heavy truck traffic, significant

outside storage, factors such as noise, dust, and glare, etc.) through performance-based standards, buffers, and proper separation from noxious uses.

Comprehensive Plan Amendment History

Case #	Date	Request Summary
N/A	N/A	N/A

Applicant Stated Reasons for Request

Explain in detail why the change is needed and a justification for such a change:

This site is not suitable for commercial uses such as a shopping center due to its location away from more heavily traveled roadways. The property is also located within a large area of industrial uses.

Explain in detail the conditions that you think may warrant a Plan Amendment (i.e. unforeseen circumstances or the emergence of new information, unanticipated changes in development pattern, rezonings, transportation improvements, economic opportunities, changes in socioeconomic conditions, etc.):

This property is more suited for industrial uses than commercial uses due to its location and the proximity of a number of other industrial uses nearby. Though marketed for commercial uses for 10+ years, it is apparent that only industrial clients, or possibly churches, have any significant interest in this property.

COMPREHENSIVE POLICY PLAN ANALYSIS

Need for Proposed Change

The applicant is requesting a change in the future land use designation for the proposed property in order to facilitate potential industrial uses. The site is located between a large area designated for Industrial/Corporate Park to the north and east and an area designated for Commercial to the south, west and immediately to the east.

The site is located in an area of Commercial designation roughly centered around Business 85/40, between Randleman Road and South Elm-Eugene Street. There is a converted shopping center (now a church) to the west, converted residential condos to the northwest, a smaller shopping center to the northeast, industrial uses (warehouse/distribution and truck tanker storage) to the north and east, and vacant land with a perennial stream to the south.

The site’s location between the primarily commercial corridor on Randleman Road and the primarily industrial corridor along South Elm-Eugene Street lends weight to either designation as being appropriate. However, the site’s location further away from commercial traffic, its relatively favorable topography and the Comprehensive Plan’s stated goals to ensure adequate land is available to accommodate economic development and community facilities, supports a change to the Industrial/Corporate Park designation for this site. Staff would note that any necessary improvements to both the site and W. Meadowview Road be made to limit potential impacts on the nearby residential condos.

Effect of the proposed Change on the Need for City Services and Facilities (e.g. roadway level of service) - N/A

The infrastructure for a variety of industrial uses is already in place in this area. Potential use of this site for a bus storage and maintenance facility may require limited roadway improvements but will enhance the City's overall facilities and level of service.

Implications, if any, the Amendment may have for Other Parts of the Plan

Probably limited. There may be future efforts to "clean up" the Generalized Future Land Use Map to further acknowledge the industrial cluster around the S. Elm-Eugene Street highway interchange but environmental factors (stream and topography) and current land uses should prevent future industrial expansion towards Randleman Road.

Unforeseen Circumstances or the Emergence of New Information (e.g. significant economic opportunity in Tier 2 or 3)

The location of needed City facilities with limited impacts on surrounding properties is becoming more difficult to accomplish and should be pursued when possible. The City must also continue to look for opportunities to preserve or enhance its future employment base and this change is in line with that goal.

PLANNING BOARD COMMENTS

The Planning Board met on May 21, 2008 and made the following comments concerning this request:

- Proposed change to Industrial/Corporate Park is compatible with surrounding land use patterns
- Site's location between two roads, with access to neither, supports change to designation other than Commercial
- Some concern about potential traffic from heavier industrial vehicles on some recent residential and commercial development in area
- Industrial/Corporate Park designation should not extend further west towards Randleman Road beyond proposed site

CONFORMITY WITH OTHER PLANS

City Plans - N/A

Other Plans - N/A

Staff/Agency Comments

Planning

The subject site for this request is an abandoned structure which was once a radio broadcasting station. The subject site is surrounded by light industrial uses, notably amongst them is a FedEx facility, a fleet fuelling station, a tanker repair facility and an auto parts store. This site has easy access to Interstate 85 which makes it a prime location for the proposed use which will be a bus storage and maintenance facility.

This request if approved will help promote a healthy, diversified economy with a strong tax base and opportunities for employment and entrepreneurship. It will also help promote sound investment in Greensboro's urban areas, including commercial and industrial areas.

Staff has made a determination that this request is consistent with the intent and purpose of the zoning code and will be consistent with the Comprehensive Plan (Connections 2025). Staff is also of the opinion that the request is compatible with the existing development in the surrounding neighborhood.

Water Resources

Potential for wetlands on site. Contact the State & Corps for any wetland disturbance or stream crossing or disturbance. Open channels that carry public runoff require appropriately sized DMUE (size dependant on flow in channel).

Housing and Community Development

No additional comments.

STAFF RECOMMENDATION

PLANNING

Staff recommends **approval** of the requested **CD-LI** (Conditional District-Light Industrial) zoning district.

