

**City of Greensboro Planning Department
Zoning Staff Report
December 11, 2006 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: B
Location: 6914 – 6916 West Market Street (northeast quadrant of West Market Street & Base Leg Road)

Applicant: Petroleum Fuel and Terminal Company
Owner: Benjamin Cone, Jr.

From: LI
To: HI

Conditions: N/A

SITE INFORMATION	
Maximum Developable Units	N/A
Net Density	N/A
Existing Land Use	Undeveloped
Acreage	2.3
Physical Characteristics	<i>Topography:</i> Northwestern slope <i>Vegetation:</i> Wooded <i>Other:</i> N/A
Overlay Districts	Airport Overlay District
Historic District/Resources	N/A
Generalized Future Land Use	Industrial/Corporate Park
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	DirectLink Office-Warehouse	LI
<i>South</i>	Petroleum Tank Storage	HI
<i>East</i>	Undeveloped & Petroleum Tank Storage	HI
<i>West</i>	OHenry Inc. Office-Warehouse	LI

ZONING HISTORY		
Case #	Year	Request Summary
		This property has been zoned Light Industrial since July 1, 1992. Prior to the implementation of the UDO, it was zoned Industrial H.

DIFFERENCES BETWEEN LI (EXISTING) AND HI (PROPOSED) ZONING DISTRICTS
LI: Primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development, and related commercial/service activities which, in their normal operations, have little or no adverse effect upon adjoining properties.
HI: Primarily intended to accommodate a wide range of assembling, fabricating, and manufacturing activities. The district is established for the purpose of providing appropriate locations and development regulations for uses which may have significant environmental impacts or require special measures to ensure compatibility with adjoining properties.

TRANSPORTATION	
Street Classification	W. Market Street – Major Thoroughfare, Base Leg Road – Local Street.
Site Access	All commercial driveways must meet the City of Greensboro standards.
Traffic Counts	W. Market Street ADT = 21,550.
Trip Generation	N/A.
Sidewalks	Sidewalks are a requirement of the Development Ordinance. 6’ sidewalk with a 4’ 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.
Transit	No.
Traffic Impact Study	Not required per TIS Ordinance. It is GDOT’s understanding that this is an expansion of the existing tank farm.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	Yes, Site drains to Greensboro Watershed WS III
Floodplains	N/A
Streams	N/A
Other	Maximum built upon area (BUA) per watershed density is 70% of the site acreage for high density development. If high density development (24%-70% of BUA) is proposed all the built upon area must drain and get treated by a State approved water quality device (pond or similar). If low density development is proposed site must meet score sheet requirements.

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
North	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'
South	Street Yard - 8' avg. width; 2 canopy/100', 17shrubs/100'
East	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'
West	Street Yard - 8' avg. width; 2 canopy/100', 17shrubs/100'

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

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

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.

POLICY 7C.1: Ensure that adequate land is zoned and has infrastructure available for the various stages of business development.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

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.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: N/A

Other Plans: The Airport Area Plan shows this property to be located in an area classified as Non-Residential. This is a broad category that includes both light and heavy industrial uses,

offices, warehouses, service-oriented commercial activities and other types of development that are not noise sensitive. This property is just inside the 60 DNL Noise Contour.

STAFF COMMENTS

Planning: This proposal is compatible with the existing zoning pattern in the extended area. Heavy Industrial is located east of and adjacent to the subject property, as well as across West Market Street and extending westward. Tank farm facilities/operations exist in close proximity to the subject property both to the east and south.

This proposal is consistent with the Industrial/Corporate Park land use classification on the Generalized Future Land Use Map of Connections 2025. It is also consistent with the Economic Development goal as stated above. It meets Comprehensive Plan policies of allowing for an adequate supply of land to accommodate economic development, as well as ensuring that adequate land is zoned and has infrastructure available for the various stages of business development.

GDOT: No additional comments.

Water Resources: No additional comments.

Housing & Community Development: No additional comments.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.