

**City of Greensboro Planning Department
Zoning Staff Report
November 12, 2007 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: 3120 Randleman Road (north side of Glendale Drive between Randleman Road and Oliver Drive)

Applicant: Geoff Harman, The Rush Fitness
Owner: Rosen Greensboro, LLC

From: CD-HB
To: CD-HB

- Conditions:**
- 1) Uses: All uses allowed in the HB District except any use with drive-thru service, convenience stores with fuel pumps, motor vehicle sales and service, automobile repair shops, truck stops and billboards.
 - 2) The property will be developed with only one building.
 - 3) A Type B Planting Yard meeting the requirements of Table 30-5-4-2 will be provided along the west property line.
 - 4) There will be a maximum of two curb cuts on Glendale Drive.
 - 5) There will be a maximum of one curb cut on Randleman Road.
 - 6) The property will be developed in such a manner that access can be provided to the contiguous property to the north.

SITE INFORMATION	
Maximum Developable Units	N/A
Net Density	N/A
Existing Land Use	Former grocery store
Acreage	5.6
Physical Characteristics	<i>Topography:</i> Flat <i>Vegetation:</i> Typical shopping center landscape buffer vegetation <i>Other:</i> N/A
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	Mixed Use Commercial
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Kwik-Buy Gas Station, U-Save Auto Sales & Service	HB
<i>South</i>	Food Lion Shopping Center, First Citizens Bank	HB, CD-SC
<i>East</i>	Single family dwellings	RS-12
<i>West</i>	Meadow Park Apartments & vacant parcel	CD-RM-12

ZONING HISTORY		
Case #	Year	Request Summary
2394	1994	This property was rezoned from RS-9 to CD-HB (#2394) by the Zoning Commission on March 14, 1994.

DIFFERENCES BETWEEN CD-HB (EXISTING) AND CD-HB (PROPOSED) ZONING DISTRICTS
CD-HB: Primarily intended to accommodate retail, service, and distributive uses which are typically located along thoroughfares. The district is established to provide locations for establishments which cater primarily to passing motorists and require high visibility and good road access. Developments in this district generally have substantial front setbacks. The existing zoning limits use to a food store and other retail/wholesale uses.
CD-HB: Same general description as above. See Conditions for use limitations and other restrictions.

TRANSPORTATION	
Street Classification	Randleman Road – Major Thoroughfare, Glendale Drive – Collector Street.
Site Access	Existing. No new access points will be approved by GDOT.
Traffic Counts	Randleman Road ADT = 17,314.
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	Yes.
Traffic Impact Study	Not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	N/A, site drains to South Buffalo Creek
Floodplains	N/A
Streams	N/A
Other	N/A

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
<i>North</i>	Type D Yard – 5' minimum width; 2 understory/100'; 18 shrubs/100'
<i>South</i>	Street Yard - 8' avg. width; 2 canopy/100', 17shrubs/100'
<i>East</i>	Street Yard - 8' avg. width; 2 canopy/100', 17shrubs/100'
<i>West</i>	Type B Yard - 30' avg. width; 3 canopy/100'; 5 understory/100', 25 shrubs/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.

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.

Connections 2025 Map Policies:

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

Mixed Use Commercial: This designation is intended to promote a mix of uses, of which various commercial uses remain predominant, but where residential, service, and other uses are complementary. Where applied to older highway corridors characterized by “strip” commercial uses, the intent is to encourage infill and redevelopment for a more diverse and attractive mix of uses over time. Examples include residential units over commercial uses or a wider array of economically viable uses to replace obsolete uses. Such areas also may represent opportunities for the introduction of substantial higher density and/or mixed-income housing, with negligible impacts on, or resistance from, nearby single-family neighborhoods. Ensuring that buildings are of the appropriate scale and intensity is critical, as is ensuring that sites are designed in a coordinated, as opposed to a lot-by-lot, manner. New “strip” commercial development is discouraged.

CONFORMITY WITH OTHER PLANS

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

City Plans: N/A

Other Plans: N/A

STAFF COMMENTS

Planning: This property was rezoned from RS-9 to CD-HB (#2394) by the Zoning Commission on March 14, 1994. The purpose of the rezoning was to accommodate a grocery store; however, other retail/wholesale uses were allowed. This rezoning would expand the types of uses allowed to cover not only retail/wholesale uses but also recreational uses; educational & institutional uses; and business, professional and personal service uses which are allowed in the HB District. Since uses with drive-thru service and convenience stores with fuel pumps are excluded, a Transportation Impact Study is not required in support of this rezoning.

Staff feels that a physical fitness center/gymnasium is a reasonable adaptive reuse of this commercial property. It is consistent with the Mixed Use Commercial land use classification designated on the Generalized Future Land Use Map of the Comprehensive Plan. It is also consistent with several Connections 2025 goals and policies, especially with the Reinvestment/Infill Goal described above.

GDOT: No additional comments.

Water Resources: Channels that carry public runoff require properly sized DMUE (Drainage Maintenance Utility Easement size based on channel flow).

Housing & Community Development: No additional comments.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION