

**City of Greensboro Planning Department  
Zoning Staff Report  
December 10, 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:** H  
**Location:** 4501A Burlington Road (east of Gallant Circle)

**Applicant:** Planning Department  
**Owner:** City of Greensboro

**From:** County HI  
**To:** City HI

**Conditions:** N/A

<b>SITE INFORMATION</b>	
<b>Maximum Developable Units</b>	N/A
<b>Net Density</b>	N/A
<b>Existing Land Use</b>	Water Pressure Booster Station
<b>Acreage</b>	0.074
<b>Physical Characteristics</b>	<i>Topography:</i> generally flat <i>Vegetation:</i> few small trees and shrubs <i>Other:</i> N/A
<b>Overlay Districts</b>	N/A
<b>Historic District/Resources</b>	N/A
<b>Generalized Future Land Use</b>	Mixed Use Corporate Park
<b>Other</b>	N/A

<b>SURROUNDING ZONING AND LAND USE</b>		
<b>Location</b>	<b>Land Use</b>	<b>Zoning</b>
<i>North</i>	Utility easement (overhead lines) and vacant	HI
<i>South</i>	Satellite Modular Buildings (storage and retail)	Co. HI
<i>East</i>	Vacant	Co. HI
<i>West</i>	Gallant Estates (manufactured home park)	Co. HI

<b>ZONING HISTORY</b>		
<b>Case #</b>	<b>Year</b>	<b>Request Summary</b>

<b>DIFFERENCES BETWEEN COUNTY HI (EXISTING) AND CITY HI (PROPOSED) ZONING DISTRICTS</b>	
<b>Co HI:</b>	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.
<b>City HI:</b>	Same as above.

<b>TRANSPORTATION</b>	
<b>Street Classification</b>	US 70 – Major Thoroughfare.
<b>Site Access</b>	Existing.
<b>Traffic Counts</b>	US 70 ADT = 21,000.
<b>Trip Generation</b>	N/A.
<b>Sidewalks</b>	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.
<b>Transit</b>	No.
<b>Traffic Impact Study</b>	Not required per TIS Ordinance.
<b>Street Connectivity</b>	N/A.
<b>Other</b>	N/A.

<b>ENVIRONMENTAL REVIEW</b>	
<b>Water Supply Watershed</b>	N/a, site drains to N. Buffalo Creek
<b>Floodplains</b>	N/A
<b>Streams</b>	N/A
<b>Other</b>	N/A

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

**CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES**

**Connections 2025 Written Policies:**

*Growth at the Fringe Goal:* Provide a development framework for the fringe that guides sound, sustainable patterns of land use, limits sprawl, protects rural character, evidences sound stewardship of the environment, and provides for efficient provision of public services and

facilities as the City expands. Development will increase density and mix land uses at a pedestrian scale with sidewalks, bikeways, and where possible, public transit.

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:**

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

Mixed Use Corporate Park: This designation is intended for large tracts of undeveloped land near the City's fringe that are appropriate for well planned, larger scale business/employment parks with supporting uses such as retail, hotels, and residential. Primary uses such as office, flex office, technology research and development, light manufacturing, distribution, and assembly should be placed in a campus-like or "corporate park" setting with generous, linked open space to maximize value and to promote visual quality and compatibility with the surrounding area. Pedestrian-friendly features such as buildings placed near the street, sidewalks, and trails leading to nearby uses such as retail and housing should be encouraged.

**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:** The portion of this site which is already in the city limits was annexed effective June 30, 2001. The original zoning of Heavy Industrial was established by City Council at that time.

As with the previous original zoning, this request simply converts County Heavy Industrial to City Heavy Industrial.

Since this site has been developed, the portion to be annexed will have little impact on the need for city services.

**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.

## ADDITIONAL INFORMATION