

**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:** Q  
**Location:** 3527 North O. Henry Boulevard (west side of O. Henry Boulevard south of Associate Drive)

**Applicant:** James Glass  
**Owner:** James Glass

**From:** CD-LI  
**To:** GB

**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>	Vacant store
<b>Acreage</b>	0.60 acre
<b>Physical Characteristics</b>	<i>Topography:</i> Generally flat <i>Vegetation:</i> Few bushes <i>Other:</i> N/A
<b>Overlay Districts</b>	N/A
<b>Historic District/Resources</b>	N/A
<b>Generalized Future Land Use</b>	Low Residential
<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>	Imperial Carpet (retail sales)	CD-LI
<i>South</i>	Carolina Woods Apartments	RM-12, LI
<i>East</i>	US 29/N. O'Henry Boulevard	RS-12
<i>West</i>	A Breath of Spring (cleaning services)	CD-LI

<b>ZONING HISTORY</b>		
<b>Case #</b>	<b>Year</b>	<b>Request Summary</b>
2328	1992	A request to rezone this property from RS-12 to conditional Light Industrial was approved by the Zoning Commission on July 13, 1992. The conditions adopted at that time are listed below.

<b>DIFFERENCES BETWEEN CD-LI (EXISTING) AND GB (PROPOSED) ZONING DISTRICTS</b>
<p><b>CD-LI:</b> 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. The existing conditions are as follows:</p> <ol style="list-style-type: none"> <li>1) Uses limited to: Contractor operation (no outside storage), offices, warehouses, wholesale (no outside storage), light manufacturing (woodworking and sheet metal), appliance/office equipment repair, equipment rental and leasing (no outside storage), printing and publishing and accessory uses.</li> <li>2) Building(s) limited to one (1) story in height.</li> <li>3) No access to residentially zoned property to the south.</li> <li>4) Type "D" planting yard to be installed adjacent to residentially zoned property to the south.</li> </ol>
<p><b>GB:</b> Primarily intended to accommodate a wide range of retail, service, and office uses. The district is typically located along thoroughfares in areas which have developed with minimal front setbacks.</p>

<b>TRANSPORTATION</b>	
<b>Street Classification</b>	US Highway 29 – Freeway, Associate Drive – Local Street.
<b>Site Access</b>	Existing.
<b>Traffic Counts</b>	US Highway 29 ADT = 43,000.
<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.

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

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
<i>North</i>	15% of the total site for lots less than 55,000 square feet
<i>South</i>	
<i>East</i>	
<i>West</i>	

**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.

*POLICY 4G.1:* Promote compact development.

*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 7A.2:* Encourage “home-grown” and community-based businesses and entrepreneurs with special emphasis on increasing the number of minority-owned businesses in traditionally underserved parts of the community.

**Connections 2025 Map Policies:**

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

*Low Residential (3-5 d.u./acre):* This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

Reinvestment Corridor: Reinvestment corridors are older commercial corridors that would benefit from significant public and private investment to enhance their economic viability and strengthen adjacent neighborhoods.

## 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 property to the north (Greensboro North Business Park) was rezoned to conditional light industrial in 1985. Uses for that property are limited to offices, warehouses and/or a business park.

A request to rezone the subject property from RS-12 to conditional Light Industrial was approved by the Zoning Commission on July 13, 1992. The existing conditions are as follows:

- 1) Uses limited to: Contractor operation (no outside storage), offices, warehouses, wholesale (no outside storage), light manufacturing (woodworking and sheet metal), appliance/office equipment repair, equipment rental and leasing (no outside storage), printing and publishing and accessory uses.
- 2) Building(s) limited to one (1) story in height.
- 3) No access to residentially zoned property to the south.
- 4) Type "D" planting yard to be installed adjacent to residentially zoned property to the south.

Staff feels that this property offers the potential to accommodate a neighborhood-serving business use that would not only provide neighborhood commercial services to the multifamily residential development to the south, but would also provide such services to the adjacent business park. A commercial use would be compatible with Imperial Carpet which is north of and adjacent to the subject property.

This request is compatible with the objectives associated with being in a Reinvestment Corridor. It is consistent with the Growth at the Fringe Goal and a policy which encourages compact development. It meets Policy 7A.2 which encourages "home grown" and community-based businesses, especially by increasing the number of minority-owned businesses in traditionally underserved parts of the community.

**GDOT:** No additional comments.

**Water Resources:** No additional comments.

**Housing & Community Development:** This proposal is compatible with the general character of its surroundings.

## **STAFF RECOMMENDATION**

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

## ADDITIONAL INFORMATION