

**City of Greensboro Planning Department  
Zoning Staff Report  
November 13, 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:** I  
**Location:** Southeast side of Pleasant Ridge Road and on Hi-Pocket Lane (private) southwest of the intersection with Cude Road

**Applicant:** David L. and Linda A. Knight  
**Owner:** David L. and Linda A. Knight

**From:** RS-40  
**To:** CD-LI

**Conditions:** 1) All uses permitted in the Corporate Park (CP) Zoning District.

<b>SITE INFORMATION</b>	
<b>Maximum Developable Units</b>	N/A
<b>Net Density</b>	N/A
<b>Existing Land Use</b>	Single family dwelling and accessory structures
<b>Acreage</b>	3.75
<b>Physical Characteristics</b>	<i>Topography:</i> Eastward slope <i>Vegetation:</i> Mature trees and open field <i>Other:</i> N/A
<b>Overlay Districts</b>	N/A
<b>Historic District/Resources</b>	N/A
<b>Generalized Future Land Use</b>	Industrial/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>	Manufactured dwelling & single family dwelling	RS-40
<i>South</i>	Single family dwelling	RS-40
<i>East</i>	Undeveloped land	RS-40
<i>West</i>	Undeveloped land	RS-40

<b>ZONING HISTORY</b>		
<b>Case #</b>	<b>Year</b>	<b>Request Summary</b>
2504	1996	This property has been zoned RS-40 since it was annexed with an effective date of original zoning being August 6, 1996.

<b>DIFFERENCES BETWEEN RS-40 (EXISTING) AND CD-LI (PROPOSED) ZONING DISTRICTS</b>
<b>RS-40:</b> Primarily intended to accommodate single family detached dwellings on large lots and is intended solely for properties having one (1) or more of the following characteristics: (a) Lies within the 60 DNL noise contour line; (b) Lies in a public water supply watershed and where an outfall to provide public sewer service is not available; (c) Lies in a portion of a watershed critical area to which an outfall to provide sewer service has been made available pursuant to an agreement, approved by the City and by another governmental jurisdiction, designed to limit development density to approximately that obtainable prior to sewer service.
<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. See Conditions for use limitations.

<b>TRANSPORTATION</b>	
<b>Street Classification</b>	Pleasant Ridge Road – Major Thoroughfare.
<b>Site Access</b>	A maximum of one access point will be approved by GDOT. Any proposed access point must be designed and built to the City of Greensboro and/or NCDOT standards.
<b>Traffic Counts</b>	Pleasant Ridge Road ADT = 7,235.
<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>	Yes, site drains to Upper Randleman Lake Watershed WS IV
<b>Floodplains</b>	N/A
<b>Streams</b>	N/A
<b>Other</b>	High density development: 24-70% of built upon area based on the site acreage. Low density development: 0-24% of built upon area based on the site acreage. If high density development is proposed all the built upon area must drain and get treated by a state approved BMP (pond or similar)

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
<i>North</i>	Type A Yard - 50' avg. width; 4 canopy/100'; 10 understory/100', 33 shrubs/100'
<i>South</i>	Type A Yard - 50' avg. width; 4 canopy/100'; 10 understory/100', 33 shrubs/100'
<i>East</i>	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'
<i>West</i>	Street Yard - 8' avg. width; 2 canopy/100', 17shrubs/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.

*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.

*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:*

*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:** 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.

**Other Plans:** N/A

## STAFF COMMENTS

**Planning:** As far as the City is concerned, the initial conditional Light Industrial zoning in this vicinity occurred when the greater area was annexed in 1996. Tracts on both sides of Pleasant Ridge Road near West Market Street were originally zoned CU-LI in August 1996. Other light industrial zoning changes included:

- 1) Original zoning and rezoning of the 13-acre Tencarva Machinery property to Light Industrial by City Council in February 1998. This property is located on the west side of Pleasant Ridge Road south of the subject property.
- 2) Rezoning of the 81.5-acre Postal Service tract to CU-LI (#2700) by the Zoning Commission in October 1998.
- 3) Original zoning of the bulk of the NC Baseball Academy (the back 9 acres) to CU-LI (#2764) by City Council in September 1999.
- 4) Two parcels on the west side of Pleasant Ridge Road south of the subject property (1.8 acres #2895 and 1.03 acres #2896) were originally zoned and rezoned to CU-LI by City Council in January 2001. CD-LI #2895 is limited to use as a office/warehouse and general contractors office and storage yard. CD-LI #2896 is limited to office/warehouse and courier service including solely the parking of associated trucks.
- 5) A 1.13-acre tract south of the subject property was originally zoned and rezoned to CD-LI by City Council in January 2006. This request was for a general contractors office and storage yard.
- 6) A 56-acre tract on the east side of Pleasant Ridge Road south of the subject property was rezoned to CD-LI by the Zoning Commission in June 2006 and a 2-acre parcel adjacent to that tract was also rezoned to CD-LI at the same meeting.

An 11.6-acre tract approximately 600 feet to the east of the subject property and on the south side of Pleasant Ridge Road was zoned to Corporate Park by City Council in October 2000 and a 9-acre parcel approximately 600 feet due east of the subject property was rezoned to Corporate Park by the Zoning Commission in August 2001.

Thus, the trend in this extended area is to rezone from the large-lot residential classification to an industrial classification.

For illustrative purposes, the applicant submitted a preliminary site plan which shows two 12,000 square foot buildings oriented toward Pleasant Ridge Road with a double row of parking in between. The buildings are separated by a driveway to Pleasant Ridge Road which also provides access to the rear of each building. The proposed use is indicated to be office/flex space.

This request is consistent with the Industrial/Corporate designation on the Generalized Future Land Use Map of Connections 2025. This designation applies to areas where present or anticipated uses include both light and heavy industrial uses.

Given the proximity to Piedmont Triad International Airport and the interstate/roadway network in this extended area, this proposal for Conditional District – Light Industrial is reasonable from both the land use and economic development viewpoints.

**GDOT:** No additional comments.

**Water Resources:** No additional comments.

**Housing and Community Development:** No additional comments.

## **STAFF RECOMMENDATION**

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