



Z-08-12-007

City of Greensboro Planning Department Zoning Staff Report and Plan Amendment Evaluation

Zoning Commission Hearing Date: December 8, 2008

GENERAL INFORMATION

APPLICANT	City of Greensboro
HEARING TYPE	Zoning Commission
REQUEST	RS-40 (Residential-Single Family) to LI (Light Industrial)
CONDITIONS	N/A
GFLUM	Undesignated to Industrial/Corporate Park and High Residential
LOCATION	South of Hornaday Road, a portion of the Urban Loop and a portion of land west of the Urban Loop
PARCEL ID NUMBER (S)	14-01-0028-0-0931-00-059
PUBLIC NOTIFICATION	The notification area for this public hearing was 600 feet (Chapter 30-9-1.2 of the City Ordinance requires notification of the owner of that parcel of land and the owners of all parcels of land adjoining and contiguous to that parcel of land as shown on the County tax listing). 578 notices were mailed to those property owners in the mailing area.
TRACT SIZE	2.45 acres
TOPOGRAPHY	Undulating
VEGETATION	Wooded and partly asphalt

SITE DATA

Existing Use	Lift station for City of Greensboro	
	Adjacent Zoning	Adjacent Land Uses
N	LI (Light Industrial) and RM-12 (Residential-Multi Family)	Undeveloped, a portion of the Urban Loop and multi-family dwellings
E	RM-12 (Residential-Multi family)	Multi-family dwellings
W	County HI (Heavy Industrial)	Martin Marietta Materials Inc
S	County RS-40 (Residential-Single Family)	Undeveloped and a portion of the Urban Loop

Zoning History

Case #	Date	Request Summary
	N/A	

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (RS-40)	Requested (LI)
Max. Density:	1 dwelling unit/acre	N/A
Typical Uses	Primarily intended to accommodate single-family detached dwellings on large lots.	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.

**These regulations may not reflect the actual requirements for all situations; see the City of Greensboro Zoning Code for actual regulations for site requirements for this zoning district.*

SPECIAL INFORMATION

Overlay District Ordinance/Historic Preservation

The subject property is located within the **Greensboro Urban Loop Scenic Corridor Overlay District 2 (SCOD-2)**, which requires a 30-foot natural undisturbed buffer along any portion of the property that is adjacent to the Urban Loop right-of-way. There are also provisions contained in the ordinance that control architectural details, limit building materials, and restrict signage.

Environmental/Soils

Water Supply Watershed Site drains to Upper Randleman Watershed, WSIV and East Fork Deep River

Floodplains Site resides within a Special Flood Hazard Area (SFHA) including the regulatory floodway. The floodway is to remain undisturbed unless the requirements of Section 30-7-5.4(A) of the Greensboro Development Ordinance are met. No development activities within the SFHA can take place until a floodplain development permit application is submitted and a floodplain development permit issued for the site. Site development within a SFHA must also meet the requirements of Section 30-7-5 of the Greensboro Development Ordinance (Flood Damage Prevention).

Streams Perennial streams present on site. A 100ft stream buffer is required measured from each side of top of bank. The first 30ft, Zone 1, Undisturbed vegetated area, next 20ft Zone 2, vegetated riparian zone, next 50ft Zone 3, no new BUA is allowed within stream buffer.

Other: if any development is proposed site must meet watershed requirements. 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 be treated by a State approved water quality device (pond or similar). If low density development is proposed site must meet score sheet requirements. Potential for wetlands on site. Contact the State & Corps for any wetland disturbance or stream crossing or disturbance.

Utilities

Potable Water
Waste Water

Airport Noise Cone

The subject property is not located in the Airport Noise Cone.

Landscaping Requirements

Location	Required Planting Yard Type and Rate
North	NA
South	NA
East	NA
West	NA

Tree Preservation Requirements

Acreage	Requirements
2.45 Ac.	NA

Transportation

Street Classification	Urban Loop – Freeway.
Site Access	N/A.
Traffic Counts:	N/A.
Trip Generation:	N/A.
Sidewalks	N/A.
Transit in Vicinity	N/A.
Traffic Impact Study (TIS)	N/A.
Street Connectivity	N/A.
Other	N/A.

IMPACT ANALYSIS**Land Use Compatibility**

The proposed **LI** (Light Industrial) zoning would allow land uses that are compatible with the general character of the area.

Connections 2025 Comprehensive Plan Policies

The Generalized Future Land Use Map does not currently have a future land use designation for this site as it was not within Greensboro's eventual annexation jurisdiction at the time of original Plan adoption in 2003. The requested **LI** zoning district will be consistent with this proposed GFLUM designations to be assigned to this area.

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**Existing:**

Undesignated: These sites were located in areas the City of Greensboro could not eventually annex due to approved annexation agreements with surrounding jurisdictions when the Comprehensive Plan was adopted in 2003. With the approval of recent amendments to the Greensboro-High Point annexation agreement line (approved by Greensboro City Council on October 7, 2008 and High Point City Council on October 20, 2008) these sites are now within the City of Greensboro's eventual annexation jurisdiction and must be assigned future land use classifications.

Proposed:

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.

High Residential (over 12 d.u./acre): This category provides for high-density apartment dwellings, condominiums, life care, and similar housing types. Creating opportunities for this type of housing will become increasingly important to respond to demographic shifts and demand for affordable housing, and it is ideally suited near major activity and employment centers and in areas suitable for future transit service. Within this district, office buildings may also be accommodated.

Comprehensive Plan Amendment History

Case #	Date	Request Summary
N/A	N/A	N/A

Applicant Stated Reasons for Request

Explain in detail why the change is needed and a justification for such a change:

When the City of Greensboro adopted its Comprehensive Plan in 2003, the Generalized Future Land Use Map assigned land use classifications for all areas that could potentially be annexed into the City based on annexation agreements with surrounding jurisdictions. The Cities of Greensboro and High Point recently approved amendments to their annexation agreement that will allow Greensboro to annex additional properties in this area. Since these properties did not have a future land use classification when the GFLUM was originally adopted, a future land use classification must be proposed and approved through a public hearing process.

Explain in detail the conditions that you think may warrant a Plan Amendment

(i.e. unforeseen circumstances or the emergence of new information, unanticipated changes in development pattern, rezonings, transportation improvements, economic opportunities, changes in socioeconomic conditions, etc.):

The change in the Greensboro/High Point annexation agreement line moved this and other properties into Greensboro’s eventual jurisdiction so a future land use classification must be assigned.

COMPREHENSIVE POLICY PLAN ANALYSIS

Need for Proposed Change

With recent changes to the annexation agreement line between the City of Greensboro and City of High Point additional properties are now within the eventual jurisdiction of Greensboro. Since these areas were not in Greensboro’s eventual jurisdiction when

the Comprehensive Plan was adopted, no future land use classification was assigned at that time. With the amended annexation agreement line moving new properties into Greensboro's eventual jurisdiction, future land use classifications must now be assigned. Because of the existing land use classifications adjacent to this property the Industrial/Corporate Park land use classification is being proposed for the western portion of the site and High Residential for the eastern portion of the site.

Effect of the proposed Change on the Need for City Services and Facilities (e.g. roadway level of service) – N/A

The associated zoning and annexation will facilitate the expansion of city facilities.

Implications, if any, the Amendment may have for Other Parts of the Plan

None as the proposed designations are merely extensions of the future land designations for immediately adjacent areas and will not significantly alter established land use patterns.

Unforeseen Circumstances or the Emergence of New Information (e.g. significant economic opportunity in Tier 2 or 3) – N/A

Revision of the Greensboro-High Point annexation agreement created the need for assignment of future land use classifications for these properties.

PLANNING BOARD COMMENTS

The Planning Board will hold a public hearing on December 17 to assign original future land use classifications to these sites. The Planning Board will then make an official recommendation that will be forwarded to City Council for final review, along with the associated rezoning and annexation requests.

CONFORMITY WITH OTHER PLANS

City Plans – N/A

Other Plans - N/A

Staff/Agency Comments

Planning

The subject site currently houses a sewer lift station for the city of Greensboro. The recent changes to the annexation agreement line between the City of Greensboro and

City of High Point has moved this property into the jurisdiction of Greensboro. Greensboro is therefore establishing original City zoning for this property. There are no immediate plans of developing or redeveloping this piece of property. Approving this request will help 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.

Staff believes that this request is consistent with the intent and purpose of the zoning code and the Comprehensive Plan (Connections 2025). Staff is also of the opinion that the request is compatible with the existing development in the surrounding neighborhood.

Water Resources - No additional comments

Housing and Community Development

No additional comments.

STAFF RECOMMENDATION

PLANNING

Staff recommends **approval** of the requested **LI** (Light Industrial) zoning district.