



Z-09-01-004

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

Zoning Commission Hearing Date: January 12, 2009

**GENERAL INFORMATION**

<b>APPLICANT</b>	Heath and Aileen Austin
<b>HEARING TYPE</b>	Zoning Commission
<b>REQUEST</b>	<b>LI</b> (Light Industrial) to <b>CD-HI</b> (Conditional District-Heavy Industrial)
<b>CONDITIONS</b>	1. Uses: All LI uses permitted in the HI zoning district
<b>LOCATION</b>	8517 Triad Drive (South of Triad Drive and east of Sandy Ridge Road)
<b>PARCEL ID NUMBER (S)</b>	00-95-7-0780-11-2600-015
<b>PUBLIC NOTIFICATION</b>	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). <b>19</b> notices were mailed to those property owners in the mailing area.
<b>TRACT SIZE</b>	3.85 acres
<b>TOPOGRAPHY</b>	Slopes sharply to the north
<b>VEGETATION</b>	Wooded

**SITE DATA**

<b>Existing Use</b>	Undeveloped
<b>Adjacent Zoning</b>	<b>Adjacent Land Uses</b>
N LI (Light Industrial)	Office Complex
E LI (Light Industrial)	Undeveloped
W HB (Highway Business)	Northern Tool and Equipment
S LI (Light Industrial)	Teamsters office

**Zoning History**

<b>Case #</b>	<b>Date</b>	<b>Request Summary</b>
		This property has been zoned LI since July 1, 1992.

**ZONING DISTRICT STANDARDS**

**District Summary \***

Zoning District Designation:	Existing (LI)	Requested (CD-HI)
Max. Density:	N/A	N/A
Typical Uses	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.	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.

*\*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 – N/A**

**Environmental/Soils**

Water Supply Watershed	Yes, site drains to Upper Randleman Lake Watershed WS IV
Floodplains	N/A
Streams	N/A
Other:	Max. Built Upon Area (BUA) 70% for high density development, or 24% BUA for low density option in Upper Randleman Lake Watershed. Any new development or redevelopment BUA must meet water quality watershed requirements. If high density development is proposed a State approved BMP is required to treat the built upon area.

**Utilities**

- Potable Water
- Waste Water

**Airport Noise Cone**

The subject property is located in the Airport Noise Cone.

**Landscaping Requirements**

Location

**Required Planting Yard Type and Rate**

Landscaping requirements for this site were approved on plan 2008-1941 by TRC.

**Tree Preservation Requirements**

**Acreage**

**Requirements**

3.85 Ac.

Not applicable. Site was devastated by a tornado in the spring of 2008. Reforestation requirements for this site were approved on plan 2008-1941 by TRC

**Transportation**

Street Classification

Triad Drive – Collector Street.

Site Access

All access must be designed and constructed to the City of Greensboro standards.

Traffic Counts:

None available.

Trip Generation:

N/A.

Sidewalks

Sidewalks are a requirement of the Development Ordinance. 5' sidewalk with a 5' 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. There is no existing sidewalk along the frontage of this development nor is there any scheduled sidewalk project in the area.

Transit in Vicinity

No transit in the vicinity.

Traffic Impact Study (TIS)

No, not required per TIS Ordinance.

Street Connectivity

N/A.

Other

N/A.

**IMPACT ANALYSIS**

**Land Use Compatibility**

The proposed **CD-HI** (Conditional District-Heavy 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 (GFLUM) designates this location as **Industrial/Corporate Park**. The requested **CD-HI** Zoning district is consistent with this GFLUM designation.

**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.

**Connections 2025 Map Policies**

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**

**City Plans – N/A**

**Other Plans – Airport Area Plan**

The Airport Area Plan Update which was endorsed by City Council in June 2002 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. This property is inside the 60 DNL Noise Contour.

**Staff/Agency Comments****Planning**

The proposed HI zoning district would allow uses that are compatible with the existing development and trend in the general area. The subject site is currently undeveloped and the applicant intends to develop this property as a used truck sales lot.

This request if approved will help promote a diverse mix of uses in the general area. It

will also promote a healthy, diversified economy with a strong tax base and opportunities for employment and entrepreneurship while at the same time promoting sound investments in the City. In addition, the proposed uses could encourage “home-grown” and community-based businesses and entrepreneurs and also ensure sound and sustainable patterns of land use, limit sprawl and provide for the efficient provision of public services and facilities especially as the PTI Airport expands.

Staff has made a determination 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 and trend in the surrounding area.

### **Water Resources**

The City of Greensboro must adopt and implement the State minimum requirements for the Phase II NPDES post-construction requirements by June 1, 2009. New and revised ordinance language will be adopted to comply with the new regulations, if plan is not submitted before June 1, 2009 site must meet Phase II requirements.

### **Housing and Community Development**

No additional comments.

## **STAFF RECOMMENDATION**

### **PLANNING**

Staff recommends **approval** of the requested **CD-HI** (Conditional District-Heavy Industrial) zoning district.