



Z-11-08-001

**Planning & Community Development
Zoning Staff Report and Plan Amendment Evaluation**

Zoning Commission Hearing Date: August 8, 2011

GENERAL INFORMATION

APPLICANT John Dean for Jarrell Warehouses, Inc

HEARING TYPE Rezoning

REQUEST LI (Light Industrial) to
CD-C-M (Conditional District-Commercial-Medium)

CONDITIONS 1. Uses: Limited to all uses allowed in the C-M (Commercial-Medium) zoning district **except** sexually oriented businesses and any use with a drive-thru.

LOCATION **1201 Brandt Street**, generally described as south of Immanuel Road, east of Brandt Street and west of south Holden Road

PARCEL ID NUMBER(S) **7854008246**

PUBLIC NOTIFICATION The notification area for this public hearing was 600 feet (Chapter 30-4-1.4 of the Land Development 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). **98** notices were mailed to those property owners in the mailing area.

TRACT SIZE ~1.40 Acres

TOPOGRAPHY Slopes to the east

VEGETATION Institutional landscaping

SITE DATA

Existing Use Self storage facility, personal and professional services and offices

	Adjacent Zoning	Adjacent Land Uses
N	LI (Light Industrial)	Eating and drinking establishment
E	LI (Light Industrial) and R-5 (Residential-Single Family)	Used car lot and a place of religious assembly
W	R-5 (Residential-Single Family)	Single family dwellings
S	CD-O	Child day care center

Zoning History

Case #	Date	Request Summary
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This property has been zoned LI (Light Industrial) since July 1, 2010. Prior to the implementation of the Land Development Ordinance (LDO), it was zoned LI (Light Industrial).

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (LI)	Requested (CD-C-M)
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 retail, service and office uses. The district is typically located along thoroughfares in areas which have developed with minimal front setbacks.

*These regulations may not reflect all requirements for all situations; see the City of Greensboro Development Ordinance for all applicable regulations for site requirements for this zoning district.

SPECIAL INFORMATION

Overlay District Ordinance/Historic Preservation – N/A

Environmental/Soils

Water Supply Watershed Site drains to South Buffalo creek

Floodplains N/A

Streams N/A

Other: >1ac. disturbance is to take place, site must meet Phase 2 requirements

Utilities

Potable Water N/A

Waste Water N/A

Airport Noise Cone

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

Landscaping Requirements

Immanuel Rd.: Street Yard – minimum width 10'; 2 canopy trees per 100', 17 shrubs per 100'

Brandt St.: Street Yard – minimum width 10'; 2 canopy trees per 100', 17 shrubs per 100'

Camborne St.: Street Yard – minimum width 10'; 2 canopy trees per 100', 17 shrubs per 100'

Parking Lot Landscaping

Requiring landscaping within parking areas is intended to shade and improve the attractiveness of large areas of pavement.

Required Landscaping

Parking lot planting yards must include at least one canopy tree for every 12 parking spaces.

Required canopy tree areas must be located within the parking lot. They may be located in landscape islands, landscape divider medians between rows of parking, or in driveway medians.

Islands or other planting areas for canopy trees must have a minimum area of 200 square feet with a minimum dimension of 7 feet, measured in any direction. Islands or planting areas of less than 200 square feet may not be counted toward satisfying parking lot landscaping requirements.

The landowner may provide required landscape islands or planting areas using one or more of the planting area sizes below. Each parking space must be entirely within the designated distance of a parking lot planting area as specified below:

Table 10–4: Location of Parking Lot Planting Areas		
Size of Parking Lot Planting Area (sq. ft.)	Number of Trees In Planting Area	Max. Distance from Parking Space (feet)
200-499	1	100 (1)
500-899	3	130
(1) Canopy trees installed as part of a required planting yard that abuts the parking lot may be used for up to 50% of the required distance		

Grouping canopy trees within the same landscape island or planting area is strongly encouraged, even if this would decrease the number of islands within the parking lot.

When a parking lot or other vehicular use area abuts a vacant site or a site with the same land use classification as the subject site, a planting yard with a minimum width of 5 feet must be provided between the parking lot/vehicular use area and the abutting (interior) property line. This required planting area must be landscaped with at least 2 understory trees and 18 evergreen shrubs per 100 linear feet.

Trees used to satisfy the planting requirements for parking lot areas may not be counted toward the planting requirements for other required plantings on the site.

**Tree Preservation Requirements
Acreage**

Requirements

1.4 ac. Not Applicable. There are no existing trees on site except those found in the existing landscaped areas. See Landscaping Requirements.

Transportation

Street Classification: Brandt Street – Local Street.

Site Access: All access(s) 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 sidewalk along the frontage of this property nor are there any plans for the City to build a sidewalk.

Transit in Vicinity: No transit in the area

Traffic Impact Study: No, not required per TIS Ordinance.
(TIS)

Street Connectivity: N/A.

Other: N/A.

IMPACT ANALYSIS

Land Use Compatibility

The proposed **CD-C-M** (Conditional District-Commercial-Medium) 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 designates this location as Industrial / Corporate Park. The requested **CD-C-M** (Conditional District-Commercial-Medium) zoning district is generally consistent with these GFLUM designations especially since there will be no new or expanded structures on the site.

Connections 2025 Written Policies

Reinvestment/Infill Goal: Promote sound investment in Greensboro’s urban areas, including Center City, commercial and industrial areas, and neighborhoods.

Policy 4C: Promote new patterns and intensities of use to increase economic competitiveness and enhance quality of life in urban areas.

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.

Policy 7C: Ensure that city land use policies and regulations allow for an adequate supply of land to accommodate economic 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 – N/A

Staff/Agency Comments

Community Development

Applicant is strongly encouraged to discuss this proposed rezoning and use with representatives of the Hunter Hills East Neighborhood, within which the subject property is located.

Planning

The 1.40-acre subject parcel consists of a self storage facility, offices and other commercial uses. The immediate vicinity is well developed with varying densities and intensities of commercial, residential, industrial and office uses. The applicant intends to add a retail use to the existing mix of uses found at the site, therefore necessitating this rezoning request.

This rezoning request conforms to the intent and purpose of the zoning code in that the Commercial-Medium zoning district is established to accommodate a wide range of retail, service and office uses.

This proposal meets both the Reinvestment/Infill Goal and the Economic Development goal of the comprehensive Plan. Approving this request will help promote sound investment in Greensboro's urban areas and neighborhoods without impacting the overall mix of uses found in this vicinity. It will also promote a healthy, diversified economy with a strong tax base and opportunities for employment and entrepreneurship.

This request is consistent with the intent and purpose of the zoning code and the Comprehensive Plan (Connections 2025). Also, the proposed use will be generally compatible with the existing development and trend in the surrounding area.

STAFF RECOMMENDATION

Staff recommends **approval** of the requested **CD-C-M** (Conditional District-Commercial-Medium) zoning district.