



Z-12-04-004

Planning & Community Development
Zoning Staff Report and Plan Amendment Evaluation

Zoning Commission Hearing Date: April 9, 2012

GENERAL INFORMATION

APPLICANT Marc Isaacson for H & T Company and Tru-Cast, Inc.

HEARING TYPE Rezoning

REQUEST **LI** (Light Industrial) to **CD-HI** (Conditional District-Heavy Industrial)

CONDITIONS 1. Uses: All uses permitted in the HI (Heavy Industrial) zoning district **except** ammunition manufacture (small arms), animal processing, packing, treating and storage and livestock slaughtering.

LOCATION **1208 and 1220-1224 Rail Street** and a portion of **1206 Rail Street**, generally described as north of Norwalk Street and west of Rail Street.

PARCEL ID NUMBER(S) **7843494099, 7843484990 and 7843495300**

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). **35** notices were mailed to those property owners in the mailing area.

TRACT SIZE ~4.97 Acres

TOPOGRAPHY Slopes southwards

VEGETATION Institutional landscaping

SITE DATA

Existing Use	Metal casting and machining facility	
	Adjacent Zoning	Adjacent Land Uses
N	LI (Light Industrial)	Undeveloped
E	LI (Light Industrial)	Mechanical Contractors / Industrial Uses/One single-family dwelling
W	LI (Light Industrial)	CCS - Custom Converting Solutions – Office and Industrial
S	CD-RM-18 (Conditional District-Residential Multi Family)	Andover Park Multi-family Dwellings

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-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 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 - Site drains to South Buffalo Creek

Water Supply Watershed	Site drains to South Buffalo Creek, non-watersupply watershed
Floodplains	N/A
Streams	N/A
Other:	If >1acre is to be disturbed, site must meet Phase 2 requirements. Quantity & Quality must be addressed. Stormwater Management Plan on file in Water Resources (2009-0756)

Utilities

Potable Water Available based on completed field investigation.
Waste Water

Airport Noise Cone

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

Landscaping Requirements

Norwalk St. - Street Yard – minimum width 10’; 2 canopy trees per 100’, 17 shrubs per 100’

Rail St. - Street Yard – minimum width 10’; 2 canopy trees per 100’, 17 shrubs per 100’

West property Line - Type C Yard – average width 15’; 2 canopy trees per 100’, 3 understory trees per 100’, 17 shrubs per 100’

North property Line – NA

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**

4.97 ac.

Requirements

5% of lot size

Transportation

- Street Classification: Norwalk Street – Minor Thoroughfare; Rail Street – Local street
- Site Access: All access(s) must be designed and constructed to the City of Greensboro standards.
- Traffic Counts: Norwalk Street ADT = 1,183 (GDOT, 2009)
- 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. Sidewalk does not exist along the frontage of this property.
- Transit in Vicinity: No
- Traffic Impact Study: No TIS required per TIS Ordinance.
(TIS)
- 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 designates this location as **Industrial/Corporate Park**. The requested **CD-HI** (Conditional District-Heavy Industrial) zoning district is generally consistent with this GFLUM designation.

Connections 2025 Written Policies

Land Use, Goal 4.1 – Growth Strategy: Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

Policy 4A: Remove present impediments to infill and investment in urban areas.

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

Economic Development, Goal 7: 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.

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****Consolidated Plan 2010-2014: Plan for a Resilient Community****Principle 3 – Enhance Economic Competitiveness:**

Goal A: Create a Proactive Planning Program to address existing/underutilized business areas near underserved neighborhoods and promote job location near labor force.

Principle 6 – Value Communities and Neighborhoods:

Goal E: Work at the neighborhood level to reconnect neighborhoods to jobs and services, promote "Desirable Infill Development" and redevelop major corridors to strengthen adjacent neighborhoods.

Other Plans– N/A**Staff/Agency Comments****Community Development**

Applicant is strongly encouraged to discuss this proposed rezoning and development with adjacent property owners.

The subject site is located within area(s) eligible for the following economic development incentive program(s): New Markets Tax Credits (federal), Recovery Zone Bonds under the American Recovery and Reinvestment Act (federal), and Urban Progress Zone tax credits (state).

The subject site is also located within the Patterson Street / Fairfax Road Reinvestment Corridor designated by the Connections 2025 Comprehensive Plan, and may be eligible for local economic development assistance pursuant to the City of Greensboro Urban Development Investment Guidelines.

Planning

This rezoning request seeks to bring the use of this property into compliance with current LDO standards. The 4.97acre subject site is currently zoned LI (Light Industrial). The existing plant operations consist of casting of various metals, including brass, bronze, and aluminum, as well as machinery parts and assembling machine components. These uses are currently categorized as HI (Heavy Industrial) per the Land Development Ordinance.

Although permitted as a non-conforming use, the applicant is seeking to bring the current use of the site in compliance with the Zoning Ordinance in order to expand the existing use, which

will not be allowed under the current non-conforming status.

This request, if approved will help provide 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. It will also ensure that adequate land is zoned and has infrastructure available for the various stages of business development.

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

STAFF RECOMMENDATION

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