



Z-12-05-004

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

Zoning Commission Hearing Date: May 14, 2012

GENERAL INFORMATION

APPLICANT City of Greensboro
HEARING TYPE Original zoning
REQUEST **County LI** (Light Industrial) to
City LI (Light Industrial)
CONDITIONS None
LOCATION **4306 Burlington Road**, generally described as south of
Burlington Road and east of Flemingfield Road.
PARCEL ID NUMBER(S) **7895014291**
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). **24**
notices were mailed to those property owners in the mailing
area.
TRACT SIZE ~3.26 Acres
TOPOGRAPHY Flat
VEGETATION Partially wooded

SITE DATA

Existing Use Undeveloped with a billboard

	Adjacent Zoning	Adjacent Land Uses
N	County LI (Light Industrial)	Retail sales
E	County LI (Light Industrial)	Single-family dwelling
W	City LI (Light Industrial)	Convenience store with fuel pumps
S	City LI (Light Industrial)	Wireless Telecommunication Facilities

Zoning History

Case #	Date	Request Summary
		N/A

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (County LI)	Requested (City LI)
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 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 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, non-watersupply watershed
Floodplains	N/A
Streams	N/A
Other	If >1acre is disturbed, site must meet Phase 2 requirements. If site does not have TRC approval by August 1, 2012, and > ½ acre is disturbed, site must meet Nitrogen & Phosphorus removal requirements.

Utilities

Potable Water	Water Resources is not able to support this request until field investigations to confirm adequate capacity are completed.
Waste Water	Water Resources is not able to support this request until field investigations to confirm adequate capacity are completed.

Airport Noise Cone

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

Landscaping Requirements

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

East property line - Type B Yard – average width 25’; 3 canopy trees per 100’, 5 understory trees per 100’, 25 shrubs per 100’

South property line – Not applicable

West property line – Not applicable

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**

3.26 ac.

Requirements

5% of lot size

Transportation

- Street Classification: Burlington Road – Major Thoroughfare
- Site Access: All access(s) must be designed and constructed to the City of Greensboro standards.
- Traffic Counts: Burlington Road ADT = 23,000 (NCDOT, 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 **City LI** (Light Industrial) original 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 **Mixed Use Corporate Park**. The requested **City LI** (Light Industrial) original zoning district is generally consistent with this GFLUM designation.

Connections 2025 Written Policies

Land Use, Goal 4.3 – Growth at the Fringe: 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.

Policy 4F: Initiate a fringe area growth management framework, including: a Fringe Area Land Use Plan; a “tiered” approach that designates growth areas for staged development; specific criteria for water and sewer extensions and annexations; of the fringe as Greensboro’s extraterritorial jurisdiction; and a proactive plan to provide

infrastructure.

Community Character, Goal 5.2 – Man-Made Environment: Preserve and enhance the character and visual quality of Greensboro’s built environment, including historic resources, private developments, and public landscapes.

Policy 5E: Improve the aesthetic quality of publicly owned and maintained landscapes.

Community Facilities, Services, and Infrastructure, Goal 9: 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.

Policy 9D: Emphasize shared rather than single-use facilities to promote cost efficiencies and more comprehensive service for residents.

Connections 2025 Map Policies

Growth Tier Two, 2013 to 2019 (Intermediate Growth Area) – Where growth, annexation, and the extension of public facilities is anticipated in 6 to 12 years, and where premature, fragmented, leapfrog, or inefficient development shall be discouraged by the City and County.

Mixed Use Corporate Park – This designation is intended for large tracts of undeveloped land near the City’s fringe that are appropriate for well planned, larger scale business/employment parks with supporting uses such as retail, hotels, and residential. Primary uses such as office, flex office, technology research and development, light manufacturing, distribution, and assembly are strongly encouraged to be developed prior to or in conjunction with any supportive uses. The primary uses should be developed in a campus-like or “corporate park” setting with generous, linked open space to maximize value and to promote visual quality and compatibility with the surrounding area. Pedestrian-friendly features such as buildings placed near the street, sidewalks, and trails leading to nearby uses such as retail and housing should be encouraged.

CONFORMITY WITH OTHER PLANS

City Plans

Consolidated Plan 2010-2014: Plan for a Resilient Community

Principle 2) Promote Equitable, Affordable Housing:

Goal D) Create healthier homes and neighborhoods with fewer physical, environmental and social hazards, through an emphasis on prevention measures.

Principle 4) Support Existing Communities:

Goal F) Promote neighborhood and economic development by fulfilling target area commitments and creating a process for identifying new opportunities for neighborhood revitalization and planning.

Principle 6) Value Communities and Neighborhoods:

Goal B) Facilitate economic development and neighborhood vitality in targeted neighborhoods.

Other Plans– N/A

STAFF ANALYSIS AND RECOMMENDATION

Staff Analysis

The 3.26-acre subject site is currently undeveloped but has a billboard on the site. County LI (Light Industrial) zoning districts adjoin the site to the north and east and to the south and west are City LI (Light Industrial) zoning districts. This area of the County is predominantly developed with older single-family dwellings on large lots and commercial establishments that front on Burlington Road. This original zoning request is accompanied by an annexation petition and the applicant (City of Greensboro) intends to develop the site as a fire station and other government facilities.

Approving this request will help meet the needs of present and future Greensboro citizens by way of providing 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. It will also 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.

Staff finds this original zoning request consistent with the applicable provisions of the Comprehensive Plan, the Zoning Ordinance and the development pattern of the surrounding area.

Staff Recommendation

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