



Z-12-06-005
Planning & Community Development
Zoning Staff Report and Plan Amendment Evaluation

Zoning Commission Hearing Date: June 11, 2012

GENERAL INFORMATION

APPLICANT	Curtis Moore for Maurice Wray
HEARING TYPE	Rezoning
REQUEST	R-5 (Residential-Single Family) to CD-LI (Conditional District- Light Industrial)
CONDITIONS	<ol style="list-style-type: none">1. Uses: limited to all automobile, boat and motorcycle repair services, major; and automobile, boat and motorcycle repair services, minor.2. Hours of operation shall be between 7am to 7 pm Monday thru Saturday.3. In addition to the required landscaping buffer, the applicant shall construct a six (6) foot tall opaque fence on the northern boundary of the property.4. Freestanding signage shall be limited to one monument sign with a maximum height of six feet.5. Electronic changeable copy signs (digital signage) shall be prohibited.
LOCATION	112 Aunt Mary Avenue , generally described as east of Aunt Mary Avenue and north of Parker Street.
PARCEL ID NUMBER(S)	7885319310
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). 55 notices were mailed to those property owners in the mailing area.
TRACT SIZE	~0.29 Acres
TOPOGRAPHY	Slopes to the east
VEGETATION	Grass

SITE DATA

Existing Use	Undeveloped
Adjacent Zoning	Adjacent Land Uses
N R-5 (Residential-Single Family)	Single-family dwelling
E LI (Light Industrial)	Industrial uses
W R-5 (Residential-Single Family)	Single-family dwelling
S LI (Light Industrial)	Industrial uses

Zoning History

Case #	Date	Request Summary
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This property has been zoned R-5 (Residential-Single Family) since July 1, 2010. Prior to the implementation of the Land Development Ordinance (LDO), it was zoned RS-9 (Residential-Single Family).

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (R-5)	Requested (CD-LI)
Max. Density:	5.0 units per acre or less.	N/A
Typical Uses	Primarily intended to accommodate low-density single-family detached residential developments.	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 - Site drains to North Buffalo Creek Watershed

Floodplains >2000ft

Streams N/A

Other: If >1ac is to be disturbed, site must meet Phase 2 requirements. If site comes in after August 1,2012 and >0.5ac is disturbed, site must meet Jordan Lake Nitrogen & Phosphorus requirements.

Utilities (Availability and Capacity)

Potable Water Available

Waste Water Available

Airport Overlay District

The subject property is not located within the Airport Overlay District.

Landscaping Requirements

On lots of record that existed prior to July 1, 1992 that are less than 55,000 square feet in area, no development is required to landscape more than 15% of the site.

Aunt Mary Ave. - Street Yard – minimum width 10’; 2 canopy trees per 100’, 17 shrubs per 100’

North Property Line - Type A Yard – average width 45’; 4 canopy tree per 100’, 10 understory trees per 100’, 33 shrubs per 100’

East and South Property Lines – 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 Requirements

0.29 ac. Not Applicable – No existing trees on the property.

Transportation

Street Classification: Aunt Mary Avenue – Local street
Parker 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. Sidewalk does not exist along the frontage of this property.

Transit in Vicinity: Yes, GTA Route 10, (E. Market St); and Route 22 (E. Market / Bessemer Ave. / Phillips Ave), are located within 0.1 miles of the subject site, along East Wendover Avenue.

Traffic Impact Study: No TIS required per TIS Ordinance.
(TIS)

Street Connectivity: N/A.

Other: N/A.

IMPACT/POLICY ANALYSIS

Land Use Compatibility

The proposed **CD-LI** (Conditional District- 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 designates this location as **Mixed Use Corporate Park**. The requested **CD-LI (Conditional District- Light 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 4C: Promote new patterns and intensities of use to increase economic competitiveness and enhance quality of life in urban areas.

Policy 4D: Identify potential opportunities and selectively target, plan and promote development/reuse initiatives.

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 as East Greensboro.

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

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 should be placed 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 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 4 – Support Existing Communities:

Goal E: Build capacity of residents and community-based organizations.

Principle 6 – Value Communities and Neighborhoods:

Goal B: Facilitate economic development and neighborhood vitality in targeted 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.

Goal F: Eliminate the persistence of vacant housing, trash, and environmental hazards in neighborhoods – preserving quality and livability.

Community Development

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), Energy-Efficiency & Conservation Block Grant funds (federal), Historically Under-utilized Business Tax Credits (federal), and Urban Progress Zone tax credits (state). The subject site is also located within the East Market Street Reinvestment Corridor designated by the Connections 2025 Comprehensive Plan, and accordingly may be eligible for local economic development assistance pursuant to the City of Greensboro Urban Development Investment Guidelines.

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

STAFF ANALYSIS AND RECOMMENDATION**Staff Analysis**

The 0.29-acre subject site is generally located east of Aunt Mary Avenue and north of Parker Street, in an area that is generally in transition from single-family residential uses to other non-residential uses, mostly industrial in nature.

Adjoining the subject site to the north and west are single-family dwellings zoned R-5 (Residential-Single Family) and to the east and south are industrial uses zoned LI (light Industrial). The applicant intends to develop the site as an infill project for an automobile repair services facility. Given that this general area is in transition from residential uses to non-residential uses and the fact that the GFLUM (Generalized Future Land Use Map) calls for primarily non-residential uses for this area makes this request consistent with the intent and purpose of the Zoning Ordinance and the Comprehensive Plan

Consistent with the economic development goal of the Comprehensive Plan, this request, if approved will help 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. It will also encourage "home-grown" and community-based businesses and entrepreneurs with special emphasis on increasing the number of minority-owned businesses in traditionally underserved parts of the community.

Per the conditions attached, this request does include measures to limit potential negative impacts on surrounding properties, especially the limitation on the hours of operation and the provision of a six-foot tall opaque fence along the northern boundary of the property among other restrictions.

Staff finds this rezoning 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 **CD-LI** (Conditional District- Light Industrial) zoning district.