



Z-12-07-005
Planning & Community Development
Zoning Staff Report and Plan Amendment Evaluation

Zoning Commission Hearing Date: July 9, 2012

GENERAL INFORMATION

APPLICANT Homer S. Wade for Adams Investments, Inc.

HEARING TYPE Rezoning

REQUEST **LI** (Light Industrial) and **C-M** (Commercial-Medium) 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 the following uses:
 - a. Convenience stores with fuel pumps.
 - b. Banks, Savings & Loans, and Credit Union with drive-through facilities.
 - c. Retail sales and service with drive-through facilities.

LOCATION **4117 Spring Garden Street** and **125 Manley Avenue**, generally described as the west side of Spring Garden Street, east side of Manley Avenue and south of West Market Street.

PARCEL ID NUMBER(S) **7844344407**

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

TRACT SIZE ~0.57 Acres

TOPOGRAPHY Generally flat

VEGETATION None

SITE DATA

Existing Use

Warehouse and dry cleaning services

Adjacent Zoning

Adjacent Land Uses

N **LI** (Light Industrial) and **C-M** (Commercial-Medium)
 E **C-M** (Commercial-Medium)
 W **LI** (Light Industrial)
 S **LI** (Light Industrial) and **C-M** (Commercial-Medium)

Retail and pet services
 Retail
 Lawn care business
 Veterinary services and lawn care business

Zoning History

Case # Date

Request Summary

This property has been zoned **LI** (Light Industrial) and **C-M** (Commercial-Medium) since July 1, 2010. Prior to the implementation of the Land Development Ordinance (LDO), it was zoned **LI** (Light Industrial) and **GB** (General Business) respectively).

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (C-M)	Existing (LI)	Requested (CD-C-M)
Max. Density:	N/A	N/A	N/A
Typical Uses	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.	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 North Buffalo Creek, non-watersupply watershed

Floodplains N/A

Streams N/A

Other: Plan must be submitted by August 10, 2012 and approved by December 31, 2012 or site must meet current Jordan Lake requirements.

Utilities (Availability and Capacity)

Potable Water Water is available and capacity appears to be adequate for this zoning request.

Waste Water Sewer is available and capacity appears to be adequate for this zoning request.

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.

Spring Garden St. & Manley Ave. - Street Yard – minimum width 10'; 2 canopy trees per 100', 17 shrubs per 100'

North and South property lines – NA proposed uses and adjoining uses have the same LUC 3.

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
0.57 ac.	1% of lot size if applicable. There does not appear to be any existing trees on this property.

Transportation

- Street Classification: Spring Garden Street – Major Thoroughfare.
Manley Avenue – Local street.
- Site Access: All access(s) must be designed and constructed to the City of Greensboro standards.
- Traffic Counts: Spring Garden Street ADT = 14,249 (GDOT, 2011).
- 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 9 (West Market Street) is within 0.16 miles of the subject site, along West Market Street.
- 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-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 Commercial and Mixed-Use Commercial. The requested **CD-C-M** (Conditional District-Commercial-Medium) zoning district is generally consistent with these GFLUM designations.

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.

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

Commercial: This designation applies to large concentrations of commercial uses, such as recently constructed major shopping centers and "big box" retail. Such properties may not be expected to undergo redevelopment or a change in use over the plan horizon, and the immediate areas in which they are located may not be suitable for the introduction of mixed uses. While some new commercial centers are anticipated, in general new retail and commercial service uses will be encouraged within more diversified mixed-use centers rather than as stand-alone shopping centers or expanding highway commercial "strips."

Mixed Use Commercial: This designation is intended to promote a mix of uses, of which various commercial uses remain predominant, but where residential, service, and other uses are complementary. Where applied to older highway corridors characterized by "strip" commercial uses, the intent is to encourage infill and redevelopment for a more diverse and attractive mix of uses over time. Examples include residential units over commercial uses or a wider array of economically viable uses to replace obsolete uses. Such areas also may represent opportunities for the introduction of substantial higher density and/or mixed-income housing, with negligible impacts on, or resistance from, nearby single-family neighborhoods. Ensuring that buildings are of the appropriate scale and intensity is critical, as is ensuring that sites are designed in a coordinated, as opposed to a lot-by-lot, manner. New "strip" commercial development is discouraged.

CONFORMITY WITH OTHER PLANS

City Plans

Consolidated Plan 2010-2014: Plan for a Resilient Community

Principle 3) Enhance Economic Competitiveness:

Goal F) Provide opportunities for job training, mentoring, education and job creation.

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.

Principle 7) Recognize The Environment as a Critical Element of Community Sustainability:

Goal A) Promote more efficient land development patterns.

Community Development

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

STAFF ANALYSIS AND RECOMMENDATION

Staff Analysis

The 0.57-acre subject parcel currently consists of 2 buildings; a warehouse fronting Manley Avenue and a dry cleaning service fronting Spring Garden Street. The subject site is zoned C-M (Commercial-Medium) on the east side adjacent to Spring Garden Street and LI (Light Industrial) on the west side adjacent to Manley Avenue. The immediate vicinity of the subject site is developed with varying intensities of commercial activities, notably a grocery store and pet services to the north, a veterinary to the south, landscaping services to the west and general retail to the east.

The applicant intends to subdivide the property for the existing uses and this has necessitated the rezoning of the site to a CD-C-M (Conditional District-Commercial-Medium) zoning district, to take advantage of its more permissive development standards.

This request is generally compatible with the existing development and trend in the surrounding area especially given the varying intensities of commercial activities along both Spring Garden Street and Manley Avenue. Approving this request will not negatively impact the overall mix of uses found in this vicinity nor will it negatively impact adjacent uses. This request, if approved, will help encourage "home-grown" and community-based businesses and entrepreneurs. 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 investment in Greensboro's urban areas.

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-C-M** (Conditional District-Commercial-Medium) zoning district.