



Z-12-09-002
Planning & Community Development
Zoning Staff Report and Plan Amendment Evaluation

Zoning Commission Hearing Date: September 10, 2012

GENERAL INFORMATION

APPLICANT Brian A. Hall for S & S Investment Properties, LLC.

HEARING TYPE Rezoning

REQUEST **CD-RM-8** (Conditional District-Residential Multi Family) and **CD-LI** (Conditional District-Light Industrial) to **CD-LI** (Conditional District-Light Industrial).

CONDITIONS 1. Uses: All uses allowed in the LI (Light Industrial) zoning district except landfills, flea markets and cemeteries.

LOCATION **717 North Regional Road**, generally described as the west side of Regional Road and north of Blue Robin Way

PARCEL ID NUMBER(S) **7816722700**

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

TRACT SIZE ~8.57 acres

TOPOGRAPHY Slopes to the west

VEGETATION Institutional landscaping

SITE DATA

Existing Use Warehouse

	Adjacent Zoning	Adjacent Land Uses
N	CD-LI (Conditional District- Light Industrial)	Manufacturing and warehouse
E	BP (Business Park)	Office
W	BP (Business Park)	Offices and warehouse
S	BP (Business Park) and CD-RM-12 (Conditional District-Residential Multi Family)	Warehouse and multi-family dwellings

Zoning History

Case #	Date	Request Summary
2724	02/08/1999	<p>The northern 8.34 acres currently zoned as CD-LI was rezoned by the Zoning Commission on February 8, 1999 from CP (Corporate Park) to CD-LI (Conditional District-Light Industrial) with the following uses:</p> <ol style="list-style-type: none"> 1. All uses allowed in CP (Corporate Park) zoning district and air freight terminals. 2. Setback and landscaping provisions of BP (Business Park) zoning district shall be met. <p>Upon the adoption of the Land Development ordinance, CP (Corporate Park) zoning district became BP (Business Park) zoning district.</p>
3521	12/05/2006	<p>The southern 0.23 acres currently zoned as CD-RM-8 (Conditional District-Residential Multi-Family) was rezoned by the City Council on December 5, 2012 as part of the Robyn's Glen community from LI (Light Industrial) to CD-RM-8 (Conditional District-Residential Multi-Family) with the following conditions:</p> <ol style="list-style-type: none"> 1. Uses shall be limited to townhome dwellings and accessory uses. 2. The total number of dwelling units shall not exceed 142. 3. No building shall exceed two (2) stories in height as viewed from the front of the buildings. 4. All townhomes shall be designed for sale. 5. There shall be no trash compactor and no dumpster located on the property other than for the purpose of collection and removing of construction debris. 6. The community will be serviced by a private waste hauler. 7. The subject property will be developed in conjunction with the Robyn's Glen town home community to the south. In that regard, there shall be common signage, a common entrance and exit from Regional Road; building materials shall be of the same type and color, and there shall be one or more connection(s) between the two developments. 8. The homeowner's association for the proposed residential homes will be an expansion of the existing association of the Robyn's Glen community, and will include use of the amenities within both phases by all residents.

9. Developer shall establish and maintain a forty (40) foot wide landscape buffer, two hundred and fifty (250) feet in length along a section of the northern boundary of the subject property, adjoining the property of S&S Investment Properties, LLC.
10. Except for the buffer established in Condition No. 9 and the area where the proposed wet detention pond is located, along the remainder of the northern boundary of the proposed development, Developer shall establish and maintain a landscape buffer a minimum of twenty (20) feet in width and consisting of a staggered, double row of Leyland cypress or other comparable evergreen trees. Such trees shall be a minimum height of 6 feet and planted a maximum of 8 feet on center.
11. The proximity of Piedmont Triad International Airport at which there are daytime and nighttime flights of aircraft, as well as the proximity of nearby properties on which there are business activities during late night and early morning hours, shall be disclosed to all purchasers of homes within the development as follows: as a part of the Developer's recorded declaration of covenants and restrictions, within any purchase contract between Developer and initial purchaser, and on any recorded plat of the subject property. Upon request, copies of these documents shall be made available and delivered to the City of Greensboro Planning Department.
12. A series of walking trails shall be established and maintained by the Developer in the area near the proposed detention pond, northeast of the tree save area.
13. The area west of the existing sanitary sewer easement, which is adjacent to NC Highway 68, shall remain undisturbed.
14. On second-floor bedrooms of all homes within two hundred (200) feet of the property's northern and eastern boundaries (not to be interpreted to include developer's adjoining commercial property to the east) and with building facades substantially oriented toward and directly abutting, i.e. not buffered by other buildings, the developer shall install windows with improved sound attenuating qualities, i.e. a minimum of 4 dB more sound blockage than standard windows.

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (CD-LI)	Existing (CD-RM-8)	Requested (CD-LI)
Max. Density:	N/A	8.0 dwelling units per acre or less	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 duplexes, twin homes, townhouses, cluster housing, and similar residential.	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

A portion of the subject site, approximately its western half, is located within the NC Highway 68 Scenic Corridor Overlay district. See the Scenic Corridor Overlay Districts Design Manual for full details.

Environmental/Soils

Water Supply - Watershed Site drains to Greensboro Watersupply Watershed, Brush creek subbasin Watershed

Floodplains N/A

Streams N/A

Other: Site must meet current watershed requirements for any new added Built Upon Area (BUA).

Utilities (Availability and Capacity)

Potable Water Water is available and capacity is in line with request

Waste Water Sewer is available and capacity is in line with request

Airport Overlay District

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

Landscaping Requirements

Not applicable until such time as a development plan is submitted.

Tree Preservation Requirements

Acreage Requirements

8.57 ac Not applicable until such time as a development plan is submitted.

Transportation

- Street Classification: N. Regional Road – Collector street.
- Site Access: All access(s) must be designed and constructed to the City of Greensboro standards.
- Traffic Counts: N Regional Road ADT = 2,600 (NCDOT, 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: No.
- 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 (GFLUM) designates this location as **Industrial/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.

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 5F: Implement and improve design standards governing the appearance of development from public roadways.

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

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

Consolidated Plan 2010-2014: Plan for a Resilient Community

Principle 1) Provide More Transportation Choices:

Goal A) Promote transportation and development patterns and types that contribute to decreased household transportation costs.

Goal B) Improve access to destinations, especially via alternate modes (public transit, walking, and bicycling); including the critical first and last miles of journeys.

Principle 3) Enhance Economic Competitiveness:

Goal E) Focus on energy efficiency as an economic generator for small business development.

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

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 and development with owners of adjacent properties.

STAFF ANALYSIS AND RECOMMENDATION

Staff Analysis

The 8.57-acre subject site currently consists of a vacant warehouse. Adjoining the subject site to the north is a CD-LI (Conditional District-Light Industrial) zoning district, to the east is BP (Business Park) zoning district, to the south are BP (Business Park) and CD-RM-12 (Conditional District-Residential Multi Family) zoning districts and to the west is a BP (Business Park) zoning district. The immediate area is developed with varying densities and intensities of institutional uses, offices, warehouses, multi-family dwelling units and light manufacturing uses. Specifically to the north of the subject site is a plant that manufactures fans and drives for ventilation systems, to the east are offices, to the south are multi-family dwellings and a warehouse and to the west are warehouses and offices for Time Warner Cable.

The applicant intends to expand the possible uses that will be permitted on this site, necessitating the rezoning of this site for additional light manufacturing and other uses permitted by the Light Industrial zoning district.

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. This request is also consistent with the Reinvestment/Infill Goal to promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

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.