



Z-12-10-001
Planning & Community Development
Zoning Staff Report and Plan Amendment Evaluation

Zoning Commission Hearing Date: November 19, 2012

GENERAL INFORMATION

APPLICANT Wayne Troxler for Paul and Jean Cockman.

HEARING TYPE Rezoning

REQUEST **C-M** (Commercial-Medium) to
CD-LI (Conditional District-Light Industrial)

CONDITIONS

1. Uses: All uses allowed in the LI (Light Industrial) zoning district **except**, animal shelters, shooting ranges, outdoor advertising services, truck stops, microbrewery, heavy truck tractor & semi rental, leasing & service, trucking and freight terminals , and cemeteries.

LOCATION **3224 North O’Henry Boulevard**, generally described as the east side of North O’Henry Boulevard and north of McKnight Mill Road.

PARCEL ID NUMBER(S) **7876845170**

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

TRACT SIZE ~0.99 Acres

TOPOGRAPHY Rolling

VEGETATION Institutional landscaping

SITE DATA

Existing Use

Warehouse

Adjacent Zoning

Adjacent Land Uses

N LI (Light Industrial)

Manufacturing

E LI (Light Industrial)

Manufacturing

W C-M (Commercial-Medium)

North O’Henry Boulevard and US Highway 29 North road right-of way.

S C-M (Commercial-Medium)

Flea market

Zoning History

Case # Date

Request Summary

This property has been zoned C-M (Commercial-Medium) since July 1, 2010. Prior to the implementation of the Land Development Ordinance (LDO), it was also zoned HB (Highway Business).

ZONING DISTRICT STANDARDS

District Summary *

Zoning District
Designation:

Existing
(C-M)

Requested
(CD-LI)

Max. Density:

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.

**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 N.Buffalo Creek, non-water supply watershed.

Floodplains N/A

Streams N/A

Other: If >1acre is disturbed, site must meet Phase 2 requirements. Existing Built Upon Area (BUA) is grandfathered.

Utilities (Availability and Capacity)

Potable Water Water is available with capacity in line with request

Waste Water Sewer is available with capacity 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 development plans are submitted to the City for review

Tree Preservation Requirements

Acreage

Requirements

0.99 ac. Not applicable until such time as development plans are submitted to the City for review.

Transportation

Street Classification: North O’Henry Boulevard – 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 6 (Summit Avenue) within 0.28 miles of the subject site, along McKnight Mill Road.

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 **Moderate Residential (5-12 d.u./acre)**. The requested **CD-LI (Conditional District-Light Industrial)** zoning district is generally inconsistent with this GFLUM designation, however per City Council adopted policy, a GFLUM amendment is not required for zoning requests that are less than one acre, or that do not involve a significant physical change resulting in new or expanded structures.

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.

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.

Transportation, Goal 8: Develop and maintain a safe, efficient, and environmentally sound transportation system that provides convenient choices for accessing destinations throughout Greensboro and the Triad, including a range of well-integrated transit, pedestrian, and bicycle linkages.

Policy 8A - Maintain a roadway network that safely and efficiently accommodates vehicular traffic while supporting other community objectives defined in the Comprehensive Plan.

Connections 2025 Map Policies

Moderate Residential (5-12 d.u./acre): This category accommodates housing types ranging from small-lot, single-family detached and attached single-family dwellings such as townhomes to moderate density, low-rise apartment dwellings.

CONFORMITY WITH OTHER PLANS**City Plans*****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.

Principle 4) Support Existing Communities:

Goal A) Provide planning services to Greensboro communities for redevelopment, neighborhood, corridor, and area plans.

Principle 6) Value Communities and Neighborhoods:

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

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

Goal E) Stimulate private investment on sites with presumed or actual impacted soils through site assembly, site assessments and remediation and disposition of acquired properties for new development.

Community Development

The subject site is located within the area(s) eligible for the following economic development incentive or assistance program(s):

- Urban Progress Zone tax credits (state); and
- Urban Development Investment Guideline incentives (local), specifically the site is located within the US 29 Reinvestment Corridor.

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

STAFF ANALYSIS AND RECOMMENDATION**Staff Analysis**

The 0.99-acre subject site is generally located on the east side of North O'Henry Boulevard and north of McKnight Mill Road. Adjoining the subject site to the north and west is an industrial plant, to the south is a flea market (indoor and outdoor) and to the west is the road right-of-way for North O'Henry Boulevard and US Highway 29 North.

The applicant intends to reuse the existing building as a contractor's office (with outdoor storage), necessitating the rezoning of the site to the LI (Light Industrial) zoning district.

This request is generally compatible with existing development trend in the surrounding area especially given the varying intensities of commercial and industrial activities along this stretch of North O'Henry Boulevard.

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. Also, per the conditions attached, this request does include measures (use limitations) to limit potential negative impacts on surrounding properties.

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.