



**Z-13-02-002**  
**Planning & Community Development**  
**Zoning Staff Report and Plan Amendment Evaluation**

**Zoning Commission Hearing Date: February 11, 2013**

**GENERAL INFORMATION**

**APPLICANT** William Seymour for Triad Real Estate Exploration, LLC

**HEARING TYPE** Original Zoning

**REQUEST** **County CU-PDM** (Conditional District-Planned Development Mixed) to **City LI** (Light Industrial)

**CONDITIONS** None

**LOCATION** **5595 Garden Village Way**, generally described as east of Old Oak Ridge Road and north of New Garden Village Drive

**PARCEL ID NUMBER(S)** **7836109935**

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

**TRACT SIZE** **1.50 Acres**

**TOPOGRAPHY** Undulating

**VEGETATION** Grassy lot /Mature landscape border is located on the adjacent property east of this lot.

**SITE DATA**

**Existing Use** **Vacant**

	<b>Adjacent Zoning</b>	<b>Adjacent Land Uses</b>
N	County CU-PDM	Vacant
E	County CU-PDM	Specialty Contractor (Brick)
W	County CU-PDM	Vacant
S	City PUD	Vacant

**Zoning History**

Case #	Date	Request Summary
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On November 13, 2002 the County approved a rezoning for this parcel from CU-LI and RS-40 to CU-PDM. USES: Not for any type of residential use or for any use which is permitted only in the Heavy Industrial District. CONDITION(S): No billboards will be permitted on the property and permanent access will be limited to Old Oak Ridge Road.

**ZONING DISTRICT STANDARDS**

**District Summary \***

Zoning District Designation:	Existing <b>(County CU-PDM)</b>	Requested <b>(LI)</b>
Max. Density:	N/A	N/A
Typical Uses	A mixed district primarily intended to accommodate residential, commercial and light industrial uses developed on large tracts in accordance with a unified development plan.	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**

The subject site is located within the Greensboro Urban Loop Scenic Corridor Overlay SCO-2 district. See the Scenic Corridor Overlay Districts Design Manual for full details.

**Environmental/Soils**

Water Supply - Watershed	Site drains to Greensboro Watersupply Watershed WS-III, Horsepen Creek
Floodplains	N/A
Streams	N/A
Other:	Site must meet current watershed requirements. High Density development is 70% maximum Built Upon Area and Low Density development is 24% Built Upon Area.

**Utilities (Availability and Capacity)**

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

Sewer is available and capacity is in line with request

**Airport Overlay District**

The subject property is located within the Airport Overlay District.

**Landscaping Requirements**

**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:

<b>Table 10-4: Location of Parking Lot Planting Areas</b>		
<b>Size of Parking Lot Planting Area (sq. ft.)</b>	<b>Number of Trees In Planting Area</b>	<b>Max. Distance from Parking Space (feet)</b>
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 - Applicable to Multi-Family Development Only**  
**Acreage Requirements**

1.5 ac. Not applicable. There are no existing trees on the site.

**Transportation**

Street Classification: Old Oak Ridge Road – Major Thoroughfare.  
Garden Village Way – Private Street.  
New Garden Village Drive – Private Street.

Site Access: All access(es) must be designed and constructed to the City of Greensboro standards.

Traffic Counts: Old Oak Ridge Road ADT – 5,943 (GDOT, 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/POLICY ANALYSIS**

**Land Use Compatibility**

The proposed LI (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 **Mixed Use Corporate Park**. The requested **LI (Light Industrial)** 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 4G** - Improve the quality and patterns of development through incentives and regulatory guidelines.

**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**

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

**Goal A)** Promote more efficient land development patterns.

**Goal D)** Address the issue of environmental justice in the location of new facilities, new residential development, etc.

### **Community Development**

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

## **STAFF ANALYSIS AND RECOMMENDATION**

### **Staff Analysis**

This original zoning request is associated with a voluntary annexation petition signed by the property owner. This 1.5 acre property is generally located east of Old Oak Ridge Road and north of New Garden Village Drive. This site is currently undeveloped and outside the City limits and will be annexed into the city upon final approval by the City Council.

This 1.5 acre subject site is generally located east of Old Oak Ridge Road and north of New Garden Village Drive. Adjoining the subject site to the west is property that contains a special contractor building and is zoned County CU-PDM, to the south is a vacant property with City PUD zoning and to the west and north are vacant parcels that are zoned County CU-PDM. Slightly further north and west is property zoned County CU-PDM that contains an industrial office/research facility.

The applicant intends to construct a building to be used under the category of automobile, boat and motorcycle repair services, minor, necessitating the rezoning of the site to the LI (Light Industrial) zoning district.

This request is generally compatible with existing development trends in the surrounding area especially given the varying intensities of commercial, office and industrial/research activities existing within this area.

This original zoning request, if approved, will help provide a diverse mix and promote neighborhood and economic development by fulfilling target area commitments and creating a process for identifying new opportunities for non-residential revitalization that is compatible to surrounding non-residential densities in the general area without impacting the overall mix of uses found in this vicinity. It will also help meet the needs of present and future Greensboro citizens for a choice of livable communities that offer security, quality of life, and the necessary array of services and facilities that are appropriate for well planned, multi-scale businesses with supporting uses such as retail, industrial services, along with residential.

Staff finds this original zoning request consistent with the applicable provisions of the Comprehensive Policy Plan, the Zoning Ordinance and that the request is generally compatible with the existing development and trend in the surrounding area.

### **Staff Recommendation**

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