



Z-13-06-003
Planning & Community Development
Zoning Staff Report and Plan Amendment Evaluation

Zoning Commission Hearing Date: June 10, 2013

GENERAL INFORMATION

APPLICANT Stanhope Johnson for DDC Properties, LLC

HEARING TYPE Rezoning

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

CONDITIONS 1. Uses: All uses in the C-M district **except** any use which contains a drive-through; convenience stores with fuel pumps and bars, nightclubs, and brewpubs

LOCATION A portion of property located at 4106 Spring Garden Street, generally described as the east side of Spring Garden Street, north of Pomona Drive and south of West Market Street.

PARCEL ID NUMBER(S) **7844348247**

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

TRACT SIZE ~0.907 Acres

TOPOGRAPHY Generally flat

VEGETATION Grass

SITE DATA

Existing Use Undeveloped

Adjacent Zoning

Adjacent Land Uses

N	LI (Light Industrial)	Vacant
E	LI (Light Industrial)	Vacant
W	LI (Light Industrial)	Carpet and flooring sales
S	CD-C-M (Conditional District-Commercial-Medium)	Commercial retail center

Zoning History

Case #	Date	Request Summary
N/A	N/A	This property has been zoned LI (Light Industrial) since July 1, 2010. Prior to the implementation of the Land Development Ordinance (LDO), it was zoned LI (Light Industrial).

ZONING DISTRICT STANDARDS

District Summary *

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

Floodplains N/A

Streams N/A

Other: Site must be subdivided. Allocate Built Upon Area (BUA) to each lot as determined by City’s Legal Department for grandfathering BUA. Address water quantity and water quality accordingly.

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

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. Note that the requirements listed below will have to be reduced per the provision listed above.

Spring Garden St and Pomona Dr. - Street Yard – minimum width 10’; 2 canopy trees per 100’, 17 shrubs per 100’

North Property Line - NA

East Property Line – 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 – Applicable at time of Development Acreage Requirements

.907ac Tree Conservation is not applicable to this site as there are no existing trees, 4" DBH or larger, on the site.

Transportation

Street Classification: Spring Garden Street – Major Thoroughfare.
West Market Street – Major Thoroughfare.
Pomona Drive – Collector Street.

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

Traffic Counts: Spring Garden Street ADT – 15,701 (GDOT, 2012)
Pomona Drive ADT – 3,274 (GDOT, 2012)

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 0.19 miles of subject site, along West Market Street.

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

Street Connectivity: N/A.

Other: N/A.

IMPACT/POLICY ANALYSIS

Land Use Compatibility

The proposed **CD-C-M (Conditional District-Commercial Moderate)** 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 **Commercial**. The requested **CD-C-M (Conditional District – Commercial Moderate)** 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 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 5E - Improve the aesthetic quality of publicly owned and maintained 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.

Community Facilities, Services, and Infrastructure, Goal 9: Provide community facilities, services, and infrastructure in a cost-effective manner to meet citizens' needs, contribute to quality of life, and support desired land use patterns.

Policy 9C - Establish an ongoing system to identify community facility and service needs and allocate resources to meet them.

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."

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.

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

Principle 6) Value Communities and Neighborhoods:

Goal A) Promote coordinated transportation and land use decisions for broader livability throughout Greensboro.

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.

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 change of use with owners of adjacent properties.

The subject site is located within area(s) eligible for the following economic development incentive program(s): New Markets Tax Credits (federal) and Urban Progress Zone tax credits (state).

STAFF ANALYSIS AND RECOMMENDATION

Staff Analysis

The 0.907-acre subject property is currently undeveloped; however, the applicant's intent is to establish a retail building. The properties to the north and east of the subject property are zoned LI (vacant) and the property to the west is zoned LI (carpet flooring and sales). South of the property the zoning transitions to CD-C-M and is developed as a commercial retail center.

The proposed request is consistent with the Commercial GFLUM designation for the site. The request also conforms to the intent and purpose of the zoning code in that the Commercial-Medium zoning district is established to accommodate a wide range of retail, service and office uses.

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.