



Z-13-07-002
Planning & Community Development
Zoning Staff Report and Plan Amendment Evaluation

Zoning Commission Hearing Date: August 12, 2013

GENERAL INFORMATION

APPLICANT Donald R. Vaughan, Attorney at Law for Tyla Shoepner and Highwoods/Forsyth Limited Partnership

HEARING TYPE Rezoning

REQUEST **LI** (Light Industrial) to **CD-HI** (Conditional District-Heavy Industrial)

CONDITIONS

1. Uses: All uses allowed in the HI Zoning District **except** salvage yards, junk yards, and scrap processing; any use with a drive through facility; convenience store with fuel pumps; bars, nightclubs, and brewpubs; and sexually oriented businesses.

LOCATION **7353 West Friendly Avenue**, generally described as southeast of West Friendly Avenue and west of North Chimney Rock Road

PARCEL ID NUMBER(S) **7825519472**

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

TRACT SIZE ~5.022 Acres

TOPOGRAPHY Generally flat

VEGETATION Existing

SITE DATA

Existing Use

	Adjacent Zoning	Adjacent Land Uses
N	LI (Light Industrial)	Research facility, catering services, and a temporary staffing office.
E	LI (Light Industrial)	Mini storage facility
W	LI (Light Industrial)	Cleaning services and vacant industrial space
S	LI (Light Industrial)	Vacant Distribution Center

Zoning History

Case #	Date	Request Summary
		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-HI)
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 assembling, fabricating, and manufacturing activities. The district is established for the purpose of providing appropriate locations and development regulations for uses which may have significant environmental impacts or require special measures to ensure compatibility with 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 boundary of the West Friendly Avenue Visual Corridor Overlay Zone, which prohibits establishment of new outdoor advertising signs.

Environmental/Soils

Water Supply Site drains to Greensboro Watersupply Watershed, WS III, Horsepen Creek Watershed

Floodplains N/A

Streams N/A

Other: New Built Upon Area (BUA) must be treated by a State approved water quality BMP. Maximum High Density development is 70%.

Utilities

Potable Water Available with capacity in line with request

Waste Water Available with capacity in line with request

Airport Noise Cone

The subject property is not located in the Airport Noise Cone.

Landscaping Requirements – Applicable only at redevelopment of the site

Multi-Family and Non Residential

Street Yard – minimum width 10'; 2 canopy trees per 100', 17 shrubs per 100'

Type A Yard – average width 45'; 4 canopy tree per 100', 10 understory trees per 100', 33 shrubs per 100'

Type B Yard – average width 25'; 3 canopy trees per 100', 5 understory trees per 100', 25 shrubs per 100'

Type C Yard – average width 15'; 2 canopy trees per 100', 3 understory trees per 100', 17 shrubs per 100'

Parking Lot; 1 canopy tree per every 12 spaces

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.

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

5.022 ac.

Not applicable. There does not appear to be any existing trees, 4" DBH or greater, on the site other than existing landscaping.

10% of lot size or expansion area

Transportation

- Street Classification: West Friendly Avenue – Major Thoroughfare.
North Chimney Rock Road – Collector Street.
- Site Access: All access(es) must be designed and constructed to the City of Greensboro standards.
- Traffic Counts: West Friendly Avenue ADT – 15,839 (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: No.
- Traffic Impact Study (TIS): No TIS required per TIS Ordinance.
- Street Connectivity: N/A.
- Other: N/A.

IMPACT ANALYSIS

Land Use Compatibility

The proposed **CD-HI (Conditional District- Heavy 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 designates this location as **Industrial/Corporate Park**. The requested **CD-HI (Conditional District- Heavy 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.

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

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.

Comprehensive Plan Amendment History

Case #	Date	Request Summary
n/a	n/a	n/a

Applicant Stated Reasons for Request
n/a

Explain in detail the conditions that you think may warrant a Plan Amendment – Per Applicant and Application
n/a

COMPREHENSIVE POLICY PLAN ANALYSIS

Need for Proposed Change

n/a

Effect of the proposed Change on the Need for City Services and Facilities (e.g. roadway level of service).

n/a

Implications, if any, the Amendment may have for Other Parts of the Plan

n/a

Unforeseen Circumstances or the Emergence of New Information (e.g. significant economic opportunity in Tier 2 or 3)

n/a

PLANNING BOARD COMMENTS

n/a

CONFORMITY WITH OTHER PLANS

City Plans

Consolidated Plan 2010-2014: Plan for a Resilient Community

Principle 1 – Provide More Transportation Options:

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

Principle 3 - Enhance Economic Competitiveness:

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

Principle 6 – Value Communities and Neighborhoods:

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

Principle 7 – Recognize the Environment as a Critical Element of Community

Sustainability:

Goal A: Promote more efficient land development patterns.

Other Plans

n/a

STAFF/AGENCY COMMENTS

Community Development

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

Planning

The applicant's request to rezone 5.022 acres in this location for more intense industrial use was reviewed by staff and evaluated on both immediate and longer term development impacts. The subject property is currently zoned LI (Light Industrial) which is intended to accommodate limited manufacturing, wholesaling, warehousing, research development, and related commercial/service activities which in their normal operations have little or no adverse effect upon adjoining properties. The proposed CD-HI (Conditional District Heavy Industrial) district would generally allow a wider range of assembling, fabricating, and manufacturing activities. The applicant is conditioning this request to exclude some uses with potential for greater off site impacts, including salvage yards, junk yards, and scrap processing. The applicant is further excluding potential high volume traffic uses, including all drive through

facilities; convenience stores with fuel pumps; bars, night clubs, and brewpubs; and sexually oriented businesses.

The proposed CD-HI zoning designation is consistent with the Industrial/Corporate Park Generalized Future Land Use Map (GFLUM) designation for this property. 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.

This rezoning request if approved will be in harmony with the existing industrial uses on site and have limited impacts on adjacent properties that also contain a variety of industrial uses. Approving this request will also promote more efficient land development patterns and ensure that city land use policies and regulations allow for an adequate supply of land to accommodate economic development.

Staff finds this request consistent with the applicable provisions of the Comprehensive Plan, Zoning Ordinance, and the development pattern of the surrounding area.

STAFF RECOMMENDATION

Staff recommends **approval** of the requested **CD-HI** (Conditional District- Heavy Industrial) zoning district.