



Z-13-10-005

Planning Department Zoning Staff Report and Plan Amendment Evaluation

Zoning Commission Hearing Date: November 18, 2013

GENERAL INFORMATION

APPLICANT City of Greensboro on behalf of the Humane Society of Guilford County

HEARING TYPE Original Zoning

REQUEST **County CD-LI** (Conditional District-Light Industrial) to **City CD-LI** (Conditional District-Light Industrial)

CONDITIONS

1. Uses: Animal services and related services provided all pens and runs are located at least fifty feet from adjoining properties.

LOCATION **4527 West Wendover Avenue**, generally described as south of West Wendover Avenue and east of Brewster Drive.

PARCEL ID NUMBER(S) **7833198431**

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 ~2.415 Acres

TOPOGRAPHY Undulating

VEGETATION Commercial Landscape

SITE DATA

Existing Use Guilford County Humane Society

Adjacent Zoning

N County GO-M (General Office-Moderate) Single-family dwellings and undeveloped property

Adjacent Land Uses

E	County RS-40 (Residential Single-Family)	Single family dwellings
W	County GO-M (General Office-Moderate)	Single-family dwelling
S	CU-LI (Conditional Use Light Industrial)	Guilford County Animal Shelter

Zoning History

Case #	Date	Request Summary
N/A	N/A	Not currently in the City limits

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (County GO-M)	Requested (City CD-LI)
Max. Density:	A maximum of 12.0 units per acre or less.	N/A
Typical Uses	Primarily intended to accommodate moderate intensity office and institutional uses and moderate density residential uses.	Primarily intended to limited manufacturing, wholesaling, warehousing, research and development and related commercial/service activities.

**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 Greensboro Watersupply Watershed WSIII, Tier 3
Floodplains	<2000ft
Streams	Stream onsite for subdivision and requires a 100ft buffer - Zone 1 first 30ft undisturbed, Zone 2 next 20ft vegetated zone, Zone 3 No BUA.
Other:	Site must be consistent with the current approved County plan. If development changes, site must comply with current Watersupply Watershed requirements.

Utilities

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 Noise Cone

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

Landscaping Requirements

Not applicable – Original Zoning for an existing facility.

Tree Preservation Requirements

Acreage

Requirements

2.14 ac.

Not applicable – Original Zoning for an existing facility.

Transportation

Street Classification: W Wendover Avenue – Major Thoroughfare.
Animal Shelter Road – Private Street.
Brewster Drive – Local Street.

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

Traffic Counts: W Wendover Avenue ADT– 46,275 (GDOT, 2012).
Animal Shelter Road ADT – 1,031 (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 1 (West Wendover Avenue) within 0.06 mi of the subject site, along Sapp Road.

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

Street Connectivity: N/A.

Other: N/A.

IMPACT 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 **Commercial, Moderate Residential (5-12 d.u./acre)**, and **High Residential (over 12 d.u./acre)**. The requested **CD-LI (Conditional District – Light Industrial)** zoning district is generally consistent with this GFLUM designation. The Growth Strategy Map designates the subject site as being within **Growth Tier 1, Current Growth Area (2013 – 2019)**.

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 4F - Initiate a fringe area growth management framework comprising the following elements:

- A Fringe Area Land Use Plan;
- A “tiered” approach that designates growth areas for staged development, annexation, and extension of public facilities;
- Specific criteria for water and sewer extensions and annexations;
- Designation of the fringe as Greensboro's extraterritorial jurisdiction; and
- A proactive plan to provide infrastructure in advance of development, consistent with the growth “tiers” and Fringe Area Land Use Plan.

Housing and Neighborhoods Goal 6: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

Policy 6C: Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

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.

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 9A - Proactively target infrastructure (water/sewer) extensions to support desired land use patterns.

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.

High Residential (over 12 d.u./acre): This category provides for high-density apartment dwellings, condominiums, life care, and similar housing types. Creating opportunities for this type of housing will become increasingly important to respond to demographic shifts and demand for affordable housing, and it is ideally suited near major activity and employment centers and in areas suitable for future transit service. Within this district, office buildings may also be accommodated.

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."

Growth Tier 1, Current Growth Area (2013 – 2019): Where infrastructure systems are in place, can be economically provided and/or will be proactively extended and where continued annexation and consolidation of the City's development pattern shall be encouraged over the next six years.

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.

Goal C: Improve the safety of transportation systems and facilities, especially for vulnerable transportation users (children, seniors, handicapped adults, pedestrians, bicyclists).

Principle 2 – Promote Equitable, Affordable Housing:

Goal A: Increase opportunities for choices in housing location, unit type and level of accessibility.

Goal B: Increase housing affordability through a combination of housing assistance and reduction in overall housing related costs through efficiency factors such as: proximity to jobs, transportation, or services; energy efficiency and resource conservation standards; or reduction in housing access barriers.

Principle 6 – Value Communities and Neighborhoods:

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

Goal C: Promote Healthy Lifestyles and Complete, Livable Neighborhoods.

Other Plans

n/a

STAFF/AGENCY COMMENTS

Community Development

Applicant is strongly encouraged to discuss the proposed annexation, original zoning, and development with owners of surrounding properties, and with representatives of the adjacent Idle Acres neighborhood.

Planning

This original zoning request is associated with a utility agreement and voluntary annexation petition signed by the developer. As part of this annexation process an original City zoning designation must be applied.

The subject property consists of existing animal and related services on a 2.145 acre parcel. The contiguous properties located to the south, east, west and north are currently located outside the City limits. South of the property is zoned County CU-LI (Conditional Use-Light Industrial) and is currently the animal shelter. East of the property is zoned County RS-40 (Residential Single-Family) and contains single-family dwellings. West of the subject property is zoned County GO-M (General Office-Moderate) and is also developed as a single-family dwelling. North, across West Wendover Avenue, is currently zoned County GO-M (General Office –Moderate) with single family dwellings and undeveloped land. However, there is an original zoning and annexation request pending for these properties for commercial use. Since the existing use is going to continue in its current form and the applicant is proposing to continue using the original use condition for this property to address previously expressed concerns of adjacent neighbors, this proposed CD-LI zoning district is the equivalent zoning district in the City.

Approving this request will address the Comprehensive Plan's goal to promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods. It will also promote the Growth at the Fringe goal to promote sound, sustainable land use patterns that provide for the efficient provision of public services and facilities.

Staff finds this original zoning 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 **City CD-LI** (Conditional District-Light-Industrial) zoning district.