



**Z-14-01-003**

**Planning Department  
Zoning Staff Report and Plan Amendment Evaluation**

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**Zoning Commission Hearing Date: January 13, 2014**

**GENERAL INFORMATION**

**APPLICANT** Stuart Ellium

**HEARING TYPE** Rezoning Request

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

**CONDITIONS**

1. Uses: All uses permitted in the LI district **except** banks, savings and loans, and credit unions with drive through facilities or any other use that requires drive through facilities.
2. The existing structure will be maintained and not expanded.

**LOCATION** **2616 Greengate Drive**, generally described as north of Corliss Street, west of Greengate Drive, and east of Randleman Road.

**PARCEL ID NUMBER(S)** **7862386634**

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

**TRACT SIZE** ~0.90 Acres

**TOPOGRAPHY** Undulating

**VEGETATION** Commercial

**SITE DATA**

**Existing Use** Vacant structure, former skate park

**Adjacent Zoning**

**Adjacent Land Uses**

N	CD-LI (Conditional District-Light Industrial)	Vacant industrial structure
E	CD-LI (Conditional District-Light Industrial)	Piedmont Natural Gas facility
W	CD-LI (Conditional District-Light Industrial)	Miscellaneous industrial uses
S	R-5 (Residential Single Family)	Single-family dwellings

**Zoning History**

Case #	Date	Request Summary
	November 12, 1984	<p>Rezoning request from CU-I (Conditional Use-Institutional 100) to CU-IL (Conditional District-Industrial Low) subject to the following conditions:</p> <ol style="list-style-type: none"> <li>1. All uses permitted in the Industrial L except curb markets, eating and drinking establishments, gas stations, hazardous waste treatment facilities, and storage of hazardous waste for a treatment facility.</li> <li>2. All vehicular access shall be to Greengate Drive.</li> <li>3. A 20-foot buffer shall be located adjacent to the entire Corliss Street frontage with an 8-foot high fence to provide full visual screening along the northern boundary of the buffer and with the buffer to be maintained as a planting area. This area shall be planted with red-tip photinia or similar desirable plantings and said planting area shall receive regularly scheduled care and maintenance.</li> <li>4. All exterior walls of any buildings constructed shall be of brick, precast concrete panels or similar materials except that metal panels may be used in combination with and over the brick or similar material provided they comprise no more than fifty percent (50%) of any single wall.</li> <li>5. All parking and drives which are closer to the street right-of-way than the building shall be paved with asphalt or similar material.</li> <li>6. Any buildings constructed shall be one story only with a maximum interior clearance of 20 feet. No improvements will be made within 10 feet of the southern property lines of Lot 7 on Greengate Drive.</li> <li>7. All truck, docks, or similar loading areas shall not be located in the yard area between Greengate Drive or Corliss Street and the building line established by the closest building to said streets.</li> </ol>

**ZONING DISTRICT STANDARDS**

**District Summary \***

Zoning District Designation:	Existing <b>(CD-LI)</b>	Requested <b>(CD-LI)</b>
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 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 South Buffalo Creek

Floodplains     >2000ft

Streams     Stream onsite and requires a 50ft buffer - Zone 1 first 30ft undisturbed, Zone 2 next 20ft vegetated zone, no new BUA allowed. A FEMA non-encroachment area is located at the western property line of the site. See FEMA panel number 7862 and the FEMA limited study manual for the established non-encroachment widths.

Other:     If >1ac is disturbed, site must meet current Phase 2 requirements. Water quantity and water quality must be addressed.

**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**

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

Adjoining CD-LI – 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:

<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  
Acreage**

**Requirements**

.90ac.

1% of lot size

**Transportation**

Street Classification: Greengate Drive – Local Street.  
Corliss Street – Collector Street.  
Randleman Road – Major Thoroughfare.

Site Access: All access 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 12 (Randleman Road / South Elm-Eugene Street) within 0.20 mi of the subject site, along Randleman 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 **Industrial/ Corporate Park**. The requested **CD-LI (Conditional District – Light 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.

**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.

**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 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 3 – Enhance Economic Competitiveness:**

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

**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 C:** Promote healthy lifestyles and complete, livable neighborhoods.

**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 the rezoning and development with owners of surrounding properties. Long term vitality of this proposed development would be greatly enhanced by provision of secure, accessible bicycle parking facilities for both employees and visitors.

**Planning**

The subject property is currently a vacant industrial building that is intended to be reused for an indoor recreation use (skate park). Properties located to the north, west, and east are zoned CD-LI (industrial operations). Properties to the south, across Corliss Street, are currently zoned R-5 (single-family dwellings).

The Generalized Future Land Use map designates this area as 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.

Approving this request will provide additional site flexibility for this former industrial building, allowing for its reuse for the indoor recreation use. As such this request supports the Comprehensive Plan's Reinvestment/Infill goal to promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods. The request also addresses the Comprehensive Plan's Economic Development goal to promote a healthy, diversified economy. As conditioned, the rezoning request excludes high traffic generating uses and limits activities to the existing structure with no future expansions.

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.