



Z-14-06-005

Planning Department Zoning Staff Report and Plan Amendment Evaluation

Zoning Commission Hearing Date: June 9, 2014

GENERAL INFORMATION

APPLICANT	Charles E. Hadley for Akshar Distributing Company on behalf of Wells Fargo Bank
HEARING TYPE	Rezoning Request
REQUEST	CD-HI (Conditional District-Heavy Industrial) to LI (Light Industrial)
CONDITIONS	N/A
LOCATION	150 Industrial Avenue , generally described as south of Industrial Avenue, north of Blue Bell Road, and west of Pacific Avenue
PARCEL ID NUMBER(S)	7863702205
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). 31 notices were mailed to those property owners in the mailing area.
TRACT SIZE	~0.58 Acres
TOPOGRAPHY	Primarily flat
VEGETATION	None

SITE DATA

Existing Use	Vacant Industrial structure
Adjacent Zoning	Adjacent Land Uses
N LI (Light Industrial)	Miscellaneous industrial uses
E LI (Light Industrial)	Industrial use
W LI (Light Industrial)	Industrial use

S HI (Heavy Industrial)

Vacant Industrial structure

Zoning History

Case #	Date	Request Summary
N/A	7/8/1996	<p>Rezoning request from LI to CD-HI subject to the following condition:</p> <ol style="list-style-type: none"> 1. Uses limited to a marble and granite fabrication shop and showroom and accessory uses.

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (CD-HI)	Requested (LI)
Max. Density:	N/A	N/A
Typical Uses	Primarily intended to accommodate Wide range of assembling, fabricating, and manufacturing activities.	Primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development, and related commercial 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 ➤ 2000 Ft

Streams N/A

Other: If >1ac is disturbed, site must meet current Phase 2 requirements. Water quantity and water quality must be addressed. The 1yr 24hr storm must be reduced to predevelopment conditions. The 1 inch storm much be treated.

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

Landscaping requirements are not applicable unless the property is redeveloped, disturbed, or the building is expanded.

Transportation

Street Classification: Industrial Avenue – Minor Thoroughfare.
Pacific Avenue – Local Street.
Blue Bell Road – Local Street.

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

Traffic Counts: Industrial Avenue ADT = 5,261 (GDOT, 2010).

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 / S Elm-Eugene Street) is within 0.23 mi of subject site, along S. Elm-Eugene Street.

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

Street Connectivity: N/A.

Other: N/A.

IMPACT 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 **Industrial / Corporate Park**. The requested **LI (Light Industrial)** zoning district is generally consistent with the **Industrial / Corporate Park** GFLUM designation. The Growth Strategy Map designates the subject site as being within the **South Elm-Eugene Street / Martin Luther King, Jr. Drive Reinvestment Corridor**.

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.

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.

Reinvestment Corridor: Reinvestment Areas and Corridors represent priority opportunities for combined public and private sector reinvestment and the application of policies described in Section 4.5.1 (Reinvestment/Infill) of the Connections 2025 Comprehensive Plan. More specifically, Reinvestment Corridors are older commercial corridors that would benefit from significant public and private investment to enhance their economic viability and strengthen adjacent neighborhoods.

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 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 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.

Other Plans

N/A

STAFF/AGENCY COMMENTS

Community Development

Applicant is strongly encouraged to discuss this proposed rezoning, and change of use with owners of surrounding properties.

The subject site is located within the area(s) eligible for the following economic development incentive or assistance program(s):

- Urban Development Investment Incentives (local).

Planning

The 0.58 acre subject property is currently a vacant industrial structure. Properties located north, west, and east are all zoned LI (miscellaneous industrial operations). South of the request the zoning transitions to HI (vacant industrial structure and other miscellaneous industrial operations).

The applicant has requested to rezone the site to LI (Light Industrial) to remove the previous use limitation- Uses limited to a marble and granite fabrication shop and showroom and accessory uses.

The Generalized Future Land Use map designates the site as Industrial/Corporate Park. The Industrial/Corporate Park 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. The request is consistent with the GFLUM designation.

Approving this request will address the Comprehensive Plan's Reinvestment/Infill Goal to promote sound investment in Greensboro's urban areas, including Center City, commercial, and industrial areas. It will also address the Economic Development goal to promote a healthy and diversified economy.

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 **LI** (Light Industrial) zoning district.