



**Z-14-08-003**

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

**Zoning Commission Hearing Date: August 11, 2014**

**GENERAL INFORMATION**

**APPLICANT** Darla D. Roberts on behalf of Roberts Enterprises & Holdings LLC

**HEARING TYPE** Rezoning Request

**REQUEST** R-5 (Residential Single-Family) & CD-LI (Conditional District-Light Industrial) to CD-LI (Conditional District-Light Industrial)

**CONDITIONS**

1. All uses permitted in the LI district except recreational uses, eating and drinking establishments, passenger terminals, and educational facilities.

**LOCATION** A portion of 1108 Grecale Street and a portion of 911 Idlewood Drive, generally described as south of West Bessemer Avenue, west of Idlewood Drive and east of Grecale Street.

**PARCEL ID NUMBER(S)** 7865204947 & 7865215196

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

**TRACT SIZE** ~0.37 Acres

**TOPOGRAPHY** Primarily flat

**VEGETATION** None

**SITE DATA**

**Existing Use**

Industrial Use

**Adjacent Zoning**

**Adjacent Land Uses**

N	R-5 (Residential Single Family) LI (Light Industrial)	Single family dwelling Industrial Operations
E	R-5 (Residential Single Family)	Single family dwellings
W	LI (Light Industrial)	Industrial uses
S	R-5 (Residential Single Family)	Retail establishment

**Zoning History**

Case #	Date	Request Summary
N/A	N/A	The property has been zoned R-5 since the adoption of the Land Development Ordinance in July 2011. Prior to the LDO, the property was zoned RS-7.
2713	12/14/1998	The portion of the property addressed 1108 Grecale Street was rezoned from RS-7 to CD-LI subject to the following conditions: (1) Uses: Parking for construction equipment and temporary storage of construction materials used in concert with construction businesses. (2) Applicant shall construct a solid wood fence, a minimum of six (6) feet in height along the northern, eastern, and southern boundaries of the property which is subject of the rezoning application. (3) No additional structures to be built on property. (4) There shall be no vehicular traffic to Idlewood Drive. (5) No construction equipment (excluding motor vehicles), construction materials or supplies shall be stored on the subject property which can be seen above the height of solid wood fence.

**ZONING DISTRICT STANDARDS**

**District Summary \***

Zoning District Designation:	Existing (R-5)	Existing (CD-LI)	Requested (CD-LI)
Max. Density:	5.0 units per gross acre	N/A	N/A

Typical Uses	Primarily intended to accommodate Low density single-family detached residential development.	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.
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*\*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 North Buffalo Creek

Floodplains                      >2000ft

Streams                            N/A

Other:                                If >1acre is disturbed, site must meet Phase 2 requirements. Water Quality & Water Quantity 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**

n/a

**Landscaping Requirements**

R-5 (Residential Single-Family) to CD-LI will require

Table 10–3: Planting Yard Dimensions and Landscaping						
Planting Yard Type	Average Width (feet)	Minimum Width (feet)	Maximum Width (feet)	Canopy Trees (per 100 linear feet)	Understory Trees (per 100 linear feet)	Shrubs (per 100 linear feet)
A (1)	45	35	70	4	10	33

**Grecade and Idlewood** will require- Street Yard – minimum width 10’; 2 canopy trees per 100’, 17 shrubs per 100’.

**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**

Trees  
between  
Idlewood  
property &  
Greccade

**Requirements**

1% of lot size - for redevelopment or change of LUC 2 or greater.

1% of disturbed area - for site changes greater than 3,000 sq. ft.

**Transportation**

- Street Classification: Greccade Street – Local Street.  
Idlewood Drive – Local Street.  
Bessemer Avenue – Collector Street.
- Site Access: All access must be designed and constructed to the City of Greensboro standards.
- Traffic Counts: Greccade Street ADT = 1,810 (GDOT, 2013).
- 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 exist along the Greccade Street frontage of this property.
- Transit in Vicinity: Yes, GTA Route 17 (Lawndale Avenue) is within 0.14 mi of subject site, along Battleground Avenue.
- 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 **Mixed Use Commercial**. The requested **CD-LI (Conditional District, Light Industrial)** zoning district is generally inconsistent with this GFLUM designation, however, per City Council adopted policy, a GFLUM amendment is not required for rezoning requests that are less than one acre, or that do not involve a significant physical change resulting in new or expanded structures.

**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 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**

**Mixed Use Commercial:** This designation is intended to promote a mix of uses, of which various commercial uses remain predominant, but where residential, service, and other uses are complementary. Where applied to older highway corridors characterized by "strip" commercial uses, the intent is to encourage infill and redevelopment for a more diverse and attractive mix of uses over time. Examples include residential units over commercial uses or a wider array of economically viable uses to replace obsolete uses. Such areas also may represent opportunities for the introduction of substantial higher density and/or mixed-income housing, with negligible impacts on, or resistance from, nearby single-family neighborhoods. Ensuring that buildings are of the appropriate scale and intensity is critical, as is ensuring that sites are designed in a coordinated, as opposed to a lot-by-lot, manner. New "strip" commercial development is discouraged.

**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.

**Sustainability Action Plan**

**Element 1) Transportation and Land Use:**

**Policy 1)** Encourage increased density, a mix of land uses and more integrated links between transportation and land use through changes to Greensboro's Comprehensive Plan, Development Ordinance and other related plans.

**Element 2) Green Jobs and Buildings:**

**Policy 3)** Develop a coordinated City program to provide technical support, energy audits and education and outreach to increase energy efficiency and conservation in commercial and residential buildings.

**Policy 4)** Use a combination of code changes, incentives, partnerships and education to promote green building in Greensboro.

**Policy 6)** Promote more efficient use of water through education, partnerships and pilot projects.

**Element 3) Waste Reduction and Recycling:**

**Policy 7)** Employ a combination of expanded recycling infrastructure, regulations and incentives to increase Greensboro's solid waste diversion and recycling rates.

**Element 6) Education and Outreach:**

**Policy 11)** Provide technical support, awards and recognition to individuals and organizations furthering Greensboro's energy and sustainability efforts.

**Other Plans**

N/A

**STAFF/AGENCY COMMENTS**

**Community Development**

Applicant is strongly encouraged to discuss this proposed rezoning and development with owners of surrounding properties, and with representatives of the Idlewood Neighborhood, within which the subject site is located.

## Planning

This 0.37-acre subject property is currently vacant; however, the majority of 1108 Grecale Street (not subject to this rezoning request) is developed with an industrial building. The properties to the north of the subject site transition from LI (industrial operations), fronting Grecale Street, to R-5 (single family dwellings) along Idlewood Drive. East and south of the request the zoning is also R-5 (single family dwellings) fronting Idlewood Drive. West of the request the zoning is LI (industrial uses) fronting Grecale Street.

The applicant has requested to rezone a portion of the site to CD-LI (Conditional District-Light Industrial) to support the existing industrial use currently located on the majority of the parcel located at 1108 Grecale Street. Staff has encouraged the applicant to carry over a condition from the existing CD-LI zoning district that would require installation of a solid fence a minimum of 6 feet in height along the northern, southern, and eastern boundaries to protect adjacent residential uses.

The property is currently designated as Mixed Use Commercial on the Generalized Future Land Use map (GFLUM), which is intended to promote a mix of uses, of which various commercial uses remain predominant, but where residential, service and other uses are complementary. Per City Council adopted policy, any rezoning request of less than one acre that does not result in new structures is considered consistent with the GFLUM.

The proposed request supports the Comprehensive Plan's Reinvestment/Infill goal to promote sound investment in Greensboro's urban areas and the Economic Development goal to promote a diversified economy. The requested Conditional District-Light Industrial (CD-LI) zoning district, with its limited scale and intensity of uses and proposed fencing condition limit potential negative impacts for residential uses in the general area.

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.