



Z-15-01-002

City of Greensboro Planning Department Zoning Staff Report and Plan Amendment Evaluation

Zoning Commission Hearing Date: January 12, 2015

GENERAL INFORMATION

APPLICANT	Gerald C. Parker
HEARING TYPE	Original Zoning
REQUEST	County LI (Light Industrial) to City LI (Light Industrial)
CONDITIONS	N/A
LOCATION	1306-1310 Roosevelt Court, 1307-Rear, 1309-Rear, 1310-Rear and 1310-Near Roosevelt Court
PARCEL ID NUMBER(S)	8813495571; 8813592296; 8813592865; 8813496930; 8813497742; 8813497477; 8813499481; 8813592532; 8813590789; & 8813495685
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). 16 notices were mailed to those property owners in the mailing area.
TRACT SIZE	~13.450 acres
TOPOGRAPHY	Undulating
VEGETATION	None

SITE DATA

Existing Use	Undeveloped
Adjacent Zoning	Adjacent Land Uses
N County AG (Agricultural)	Vehicle sales and repair, modular home sales, and medical gas company
E City CD-LI (Conditional District-Light Industrial)	Undeveloped
W County AG (Agricultural)	Undeveloped
S County AG (Agricultural)	Undeveloped

Zoning History

Case #	Date	Request Summary
N/A	N/A	The subject property is not currently located in the City limits.

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (County LI)	Requested (City LI)
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 - Site drains to South Buffalo Creek

Water Supply Watershed	Site drains to Lake MacIntosh, Little Alamance Creek
Floodplains	Onsite, a Floodplain Development Permit is required for any disturbance within the FEMA 1% Special Flood Hazard Area
Streams	50ft stream buffer required
Other:	Site must meet current water supply watershed requirements, Water Quantity & Quality must be addressed, treat new BUA and any existing BUA that drains to the State approved Water Quality BMP. Max. BUA for High Density development is 70%, Low Density is 24%.

Utilities

Potable Water	Available
Waste Water	Available

Airport Noise Cone

n/a

Landscaping Requirements

Street Yard - Abutting public right of way; minimum width 10'; 2 canopy trees per 100', 17 shrubs per 100'

Required Landscaping

Buffer planting yards are required along the perimeter of a lot or development site (except portions parallel to a public street). They are intended to mitigate potential adverse impacts that may result when higher intensity land uses are located adjacent to lower intensity land uses.

Buffer planting yards that apply to the proposed land use classification must be landscaped and designed in accordance with the following requirements:

Table 10–3: Planting Yard Dimensions and Landscaping							
Adjacent Land Use Class	Planting Yard Type	Average Width (feet)	Minimum Width (feet)	Maximum Width (feet)	Canopy Trees (per 100 linear feet)	Understory Trees (per 100 linear feet)	
1-2	A	45	35	70	4	10	33
3 & 5	C	15	10	35	2	3	17

Parking Lot Landscaping

Parking lot planting yards must include at least one canopy tree for every 12 parking spaces.

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
~13.450 acres	10% of lot size

Transportation

- Street Classification: Roosevelt Court – Local Street.
Millstream Road – Collector Street.
- Site Access: All access(s) must be designed and constructed to the City of Greensboro standards.
- Traffic Counts: Millstream Road ADT = 2,200 (NCDOT, 2011).

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 **LI (Light Industrial)** original 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 **Interim Corporate / Business Park**. The requested **LI (Light Industrial)** original zoning district is generally consistent with the **Interim Corporate / Business Park** GFLUM designation. The Growth Strategy Map identifies the subject site as being located within **Growth Tier 2, Intermediate Growth Area (2019 – 2025)**.

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, including: a Fringe Area Land Use Plan; a “tiered” approach that designates growth areas for staged development; specific criteria for water and sewer extensions and annexations; of the fringe as Greensboro's extraterritorial jurisdiction; and a proactive plan to provide infrastructure.

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.

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 [see also Land Use Policy 4F].

Policy 9B: Proactively plan for the provision of sufficient capacity to meet the City's future infrastructure needs.

Connections 2025 Map Policies

Interim Corporate/Business Park – Areas that predominantly consist of office, flex office, technology research and development, light manufacturing, distribution and other similar uses on larger sites, with much of it, in a planned business park setting that emphasizes natural characteristics and landscaping. The area may also contain supportive uses such as retail, hotel, restaurant, and residential development which customarily locate within planned employment centers. The supportive uses should make up less than half of the total area of the development. Developments should be designed to promote compatibility with adjacent uses.

Growth Tier 2, Intermediate Growth Area (2019 – 2025) – Where growth, annexation, and the extension of public facilities is anticipated in 6 to 12 years, and where premature, fragmented, leapfrog, or inefficient development shall be discouraged by the City and County. Annexations will be discouraged until the full complement of City services can be efficiently provided, which is currently projected beyond the 6-year horizon.

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 ANALYSIS AND RECOMMENDATION

Community Outreach

Applicant is strongly encouraged to discuss this proposed annexation, original zoning and development with owners of surrounding properties.

Staff Analysis

This 30.50-acre subject site is currently undeveloped but zoned for light industrial uses under current County zoning. The site adjoins County AG (vehicles sales and services and modular home sales and undeveloped) to the north, south and west. Northeast of the site was recently annexed and zoned City CD-LI (vehicle sales and service).

This original zoning request is accompanied by a voluntary annexation petition and the applicant (Gerald C. Parker) intends to market the site for industrial development.

The Generalized Future Land Use map designates this site as Interim Corporate/ Business

Park. The Interim Corporate/Business Park designation represent areas that predominantly consist of office, flex office, technology research and development, light manufacturing, distribution and other similar uses on larger sites, with much of it, in a planned business park setting that emphasizes natural characteristics and landscaping.

Approving this request is consistent with the Comprehensive Plan's Growth at the Fringe goal to 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. It is also consistent with the Economic Development Goal to promote a health and diversified economy. The types of uses allowed with the zoning request will also be generally in line with other allowed uses in this area.

This request is consistent with the intent and purpose of the zoning code, the Comprehensive Plan (Connections 2025) and is generally compatible with the existing development and trend in the surrounding area.

Staff Recommendation

Staff recommends **approval** of the requested **City-LI** (Light Industrial) zoning district.