



Z-15-01-004

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

Zoning Commission Hearing Date: January 12, 2015

GENERAL INFORMATION

APPLICANT	Lampe Management Co.
HEARING TYPE	Rezoning & Original Zoning
REQUEST	City R-3 (Residential Single-Family), City CD-LI (Conditional District-Light Industrial), & County RS-40 (Residential Single-Family) to City CD-C-M (Conditional District-Commercial-Medium)
CONDITIONS	1. Uses shall be limited to self-storage.
LOCATION	811 & 817 Guilford College Road
PARCEL ID NUMBER(S)	7834110055, 7834110249, & 7834113114
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). 129 notices were mailed to those property owners in the mailing area.
TRACT SIZE	~1.86 Acres Original Zoning ~3.09 Acres Rezoning
TOPOGRAPHY	Primarily flat
VEGETATION	None

SITE DATA

Existing Use	Self-storage facility & a single family dwelling	
	Adjacent Zoning	Adjacent Land Uses
N	RM-12 (Residential Multifamily)	Multifamily dwelling units
E	CD-C-H (Conditional District-Commercial-Heavy)	Retail, professional services, and restaurants
W	City R-3 (Residential Single-Family)	Single family dwellings

S County RS-40 (Residential Single-Family) Single family dwellings

Zoning History

Case #	Date	Request Summary
N/A	N/A	817 Guilford College Road is not currently located in the city limits.
PL(Z) 90-1	02/05/1990	811 Guilford College Road was rezoned from CU-LI and County M-1 and CU-M-2 to CD-LI, with the following conditions: 1. Uses limited to mini storage warehouses and outside storage for boats and motor vehicles in operating condition; and 2. Suitable opaque screening to be provided along southern property line.

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (City R-3)	Existing (City CD-LI)	Existing (County RS-40)	Requested (CD-C-M)
Max. Density:	The overall gross density in R-3 will typically be 3.0 units per acre or less.	N/A	The overall gross density in RS-40 area will typically be 1.0 unit per acre or less	N/A
Typical Uses	Primarily intended to accommodate low-density single-family detached residential developments.	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 single-family detached dwellings on large lots in areas without access to public water and wastewater services.	Primarily intended to accommodate a wide range of retail, service and office uses.

**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 Bull Run Creek, Lower Randleman water supply watershed

Floodplains N/A

Streams N/A

Other: Max.BUA for High Density development is 50%, Low Density development is 12% site must meet current requirements, Water Quantity & Quality must be addressed, treat new BUA and any existing BUA that drains to the State approved Water Quality BMP.

Utilities

Potable Water Available

Waste Water Sewer will need to be extended (by the developer) to serve this site. Contact Kenny Treadway 336-373-2055 to request sewer feasibility.

Airport Noise Cone

n/a

Landscaping Requirements

Landscaping requirements will be established at the time a development plan is submitted for this site. Credit can be given for existing trees upon inspection by the Urban Forester.

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

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.

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						
Planting Yard Type	Average Width (feet)	Minimum Width (feet)	Maximum Width (feet)	Canopy Trees (per 100 linear feet)	Understory Trees (per 100 linear feet)	
B	25	20	45	3	5	25

Tree Preservation Requirements

The tree conservation requirements apply to all of the following. In addition, a tree disturbance permit or an approved plan, per [30-4-26.3](#), is required in association with all of the following:

- A. Principal buildings or open uses of land developed, constructed, reconstructed, or established
- B. Changes in use that result in an increase of 2 or more in the Land Use Classification number, in which case the tree conservation requirements of this section apply to the entire zone lot; For example: Existing **(City R-3)** to Requested **(CD-C-M)**
- C. All expansions of buildings, parking areas, or open uses of land, except the first 3,000 square feet of expansion to buildings, parking areas, or open uses of land existing on October 17, 2000 (Note: the tree conservation requirements of this section are applicable only to the expansion).

Transportation

Street Classification:	Guilford College Road – Major Thoroughfare. Sapp Road – Local Street.
Site Access:	All access(s) must be designed and constructed to the City of Greensboro standards.
Traffic Counts:	Guilford College Road ADT = 24,763 (GDOT, 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:	Yes, GTA Route 1 (West Wendover Avenue) is adjacent to subject site, along Guilford College Road.
Traffic Impact Study: (TIS)	No TIS required per TIS Ordinance.
Street Connectivity:	N/A.
Other:	N/A.

IMPACT ANALYSIS

Land Use Compatibility

The proposed **CD-C-M (Conditional District Commercial Medium)** zoning as conditioned 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 **Commercial**. The requested **CD-C-M(Conditional District Commercial-Medium)** zoning district as conditioned is generally consistent with the **Commercial** GFLUM designation.

Connections 2025 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.

Policy 4D: Identify potential opportunities and selectively target, plan and promote development/reuse initiatives.

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 7A: Target city investment and regulatory policies for economic development.

Policy 7C: Ensure that city land use policies and regulations allow for an adequate supply of land to accommodate economic development.

Connections 2025 Map

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.

CONFORMITY WITH OTHER PLANS

City Plans

Consolidated Plan 2010-2014: *Plan for a Resilient Community*

Principle 4 – Support Existing Communities:

Goal F: Promote neighborhood and economic development by fulfilling target area commitments and creating a process for identifying new opportunities for neighborhood revitalization and planning.

Principle 6 – Value Communities and Neighborhoods:

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

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.

Other Plans

n/a

STAFF ANALYSIS AND RECOMMENDATION**Community Outreach**

Applicant is strongly encouraged to discuss this proposed rezoning and development with owners of surrounding properties, and with representatives of the adjacent neighborhoods.

Staff Analysis

This 4.95-acre subject site contains two subject properties. The first property is addressed 811 Guilford College Road and contains a self-storage facility within the current city limits. The second property addressed 817 Guilford College Road is a single family dwelling currently split zoned City R-3 and County RS-40. The site adjoins LI (automobile repairs) fronting Guilford College and C-M (convenience store with fuel pumps) at the corner of Guilford College and Hornaday Road to the north. South of the request the zoning is County RS-40 (single family dwellings). East of the request the zoning is City CD-C-H (retail and services). West of the site, across Guilford College Road, the zoning is RM-12 (townhouses).

The Generalized Future Land Use map designates this site as Commercial. This designation applies to large concentrations of commercial uses, such as recently constructed major shopping centers and "big box" retail.

The CD-C-M request is consistent with the existing commercial zoning to the east and the list of potential uses is compatible with adjacent development and may introduce an additional service within close proximity to nearby residents. 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 healthy, diversified economy. The request also meets the 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.

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-CD-C-M** (Conditional District-Commercial-Medium) zoning district.