



# Z-15-02-001

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

Zoning Commission Hearing Date: February 9, 2015

### GENERAL INFORMATION

<b>APPLICANT</b>	Kevin Golden
<b>HEARING TYPE</b>	Rezoning Request
<b>REQUEST</b>	<b>HI</b> (Heavy Industrial) to <b>CD-LI</b> (Conditional District-Light Industrial)
<b>CONDITIONS</b>	1. Uses shall be limited to all uses permitted in the LI district <b>except</b> any use that requires a drive-thru facility. 2. Maintain the existing structure without expansion.
<b>LOCATION</b>	<b>2800 Patterson Street</b>
<b>PARCEL ID NUMBER(S)</b>	<b>7854118192</b>
<b>PUBLIC NOTIFICATION</b>	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). <b>18</b> notices were mailed to those property owners in the mailing area.
<b>TRACT SIZE</b>	~1.79 Acres
<b>TOPOGRAPHY</b>	Primarily flat
<b>VEGETATION</b>	None

### SITE DATA

<b>Existing Use</b>	Vacant Nonresidential structure	
	<b>Adjacent Zoning</b>	<b>Adjacent Land Uses</b>
N	HI (Heavy Industrial)	Railroad tracks
E	HI (Heavy Industrial)	Industrial operations
W	HI (Heavy Industrial)	Industrial operations
S	HI (Heavy Industrial)	Industrial operations

**Zoning History**

Case #	Date	Request Summary
N/A	N/A	The subject property has been zoned HI since the adoption of the Land Development Ordinance in July 2011. Prior to the adoption of the LDO, the property was also zoned HI.

**ZONING DISTRICT STANDARDS**

**District Summary \***

Zoning District Designation:	Existing (HI)	Requested (CD-LI)
Max. Density:	N/A	N/A
Typical Uses	Primarily intended to accommodate a wide range of assembling, fabricating, and manufacturing activities.	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**

The subject site is located within the South Holden Road Visual Corridor Overlay Zone, which prohibits the establishment of new outdoor advertising signs therein.

**Environmental/Soils - Site drains to South Buffalo Creek**

Water Supply Watershed	Site drains to South Buffalo Creek, non-watersupply watershed
Floodplains	N/A
Streams	N/A
Other:	If >1acre is disturbed and Built Upon Area is increased, site must meet current Phase 2 requirements. Water Quality and water quantity must be addressed

**Utilities**

Potable Water	Available
Waste Water	Available

**Airport Noise Cone**

n/a

## Landscaping & Tree Preservation Requirements

In the event of expansion or redevelopment, landscape buffers would be required:  
 10' wide street buffer yard on Patterson St. with 2 canopy trees and 17 shrubs per 100 l.f.  
 15' wide Type C buffer yard with 2 canopy trees, 3 understory trees and 17 shrubs per 100 l.f. along side property lines.  
 No landscaping required adjacent to railroad ROW.  
 Parking lot trees for required parking spaces, 1 canopy tree per 12 spaces.

For expansion/redevelopment that disturbs greater than 3,000 sq. ft., tree conservation would be required at a rate of 5% of disturbed area.

## Transportation

Street Classification: Holden Road – Major Thoroughfare.  
 Patterson Street – Major Thoroughfare.

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

Traffic Counts: Patterson Street ADT = 15,652 (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: No.

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 designates this location as **Industrial / Corporate Park**. The requested **CD-LI (Conditional District-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 **Patterson Street / Fairfax Road 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 4B:** Target capital investments to leverage private 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.

**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 5E:** Improve the aesthetic quality of publicly owned and maintained 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 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.

**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). 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 Options:**

**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 3 – Enhance Economic Competitiveness:**

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

##### **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 rezoning and development with owners of surrounding properties.

Long term safety and accessibility for users of the subject site, and for employees of businesses occupying the subject site would be greatly enhanced by the presence of sidewalks along both sides of Patterson Street.

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

- New Markets Tax Credits (federal),
- Urban Progress Zone tax credits (state), and
- Urban Development Investment Incentives (local).

**Staff Analysis**

This 1.79-acre subject site is currently a vacant industrial building. North, east, west and south of the subject property is zoned Heavy Industrial (industrial operations are currently being conducted south, east, and west of the site. Railroad tracks are located to the north).

The Generalized Future Land Use Map designates this site 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.

The CD-LI request is consistent with the land uses established in close proximity and the list of potential uses is compatible with existing adjacent development. 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 and diversified economy.

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 **CD-LI** (Conditional District-Light Industrial) zoning district.