



Z-15-02-003

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

Zoning Commission Hearing Date: February 9, 2015

GENERAL INFORMATION

APPLICANT	Mark Craig, R.H. Barringer
HEARING TYPE	Rezoning Request
REQUEST	BP (Business Park) to CD-LI (Conditional District-Light Industrial)
CONDITIONS	<p>1. Uses shall be limited to all uses permitted in the LI district except banks, savings, loans, and credit unions with drive-thru facilities; dry cleaning pick-up/drop-off with drive-thru facilities; taxi dispatch terminals; convenience stores with fuel pumps; truck stops; stadiums; park and ride facilities; and flea markets.</p> <p>2. Any expansion of the existing building constructed as of February 9, 2015 shall be limited to a total maximum expansion of 50,000 square feet.</p>
LOCATION	1620 Fairfax Road
PARCEL ID NUMBER(S)	7843177545
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). 71 notices were mailed to those property owners in the mailing area.
TRACT SIZE	~15.20 Acres
TOPOGRAPHY	Primarily flat
VEGETATION	Partially forested

SITE DATA

Existing Use	Industrial Operation
Adjacent Zoning	Adjacent Land Uses
N LI (Light Industrial)	I-40
E LI (Light Industrial)	Industrial Operations

W	BP (Business Park)	Vacant Industrial
S	HI (Heavy Industrial)	Industrial Operations

Zoning History

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

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (BP)	Requested (CD-LI)
Max. Density:	N/A	A maximum of 18.0 units per acre
Typical Uses	Primarily intended to accommodate office complexes, warehouses, research and development, and assembly uses on large sites in a planned, campus-like setting that emphasize natural characteristics and landscaping.	Primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development, and related commercial/service activities which in their normal operation 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 South Buffalo Creek, non-watersupply watershed

Floodplains N/A

Streams N/A

Other: Site must comply with the NPDES permit. If >1acre is disturbed and Built Upon Area(BUA) is increased, site must meet current Phase 2 requirements. Water Quality and water quantity must be addressed. The new BUA and any existing BUA that would drain to a State approved Water Quality BMP.

Utilities

Potable Water Available

Waste Water Available

Airport Noise Cone

n/a

Landscaping & Tree Preservation Requirements

For expansion/redevelopment, landscape buffer yards would be required:

Adjacent to Fairfax Rd.:10' wide street buffer yard, with 2 canopy trees and 17 shrubs per 100 l.f.

Adjacent to LI uses or vacant parcels: 5' wide vehicular use area buffer yard with 2 understory trees and 18 evergreen shrubs per 100 l.f., required between parking lots, drive aisles, etc., and adjacent property line.

Adjacent to HI use: a Type C buffer yard with 2 canopy trees, 3 understory trees and 17 shrubs per 100 lf.

No landscaping required adjacent to railroad ROW.

Parking lot trees for required parking, 1 tree per 12 spaces.

Tree Conservation required at a rate of 10% of disturbed area.

Transportation

Street Classification: Fairfax Road – Collector Street.

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

Traffic Counts: None Available.

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 representatives of the adjacent Random Woods neighborhood and 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 Fairfax Road.

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), and
- Urban Development Investment Incentives (local).

Staff Analysis

This 15.20-acre subject site is currently developed as an industrial operation. North and east of the request is zoned Light Industrial (I-40 to the north and industrial operations to the east). West of the request is zoned Business Park (vacant industrial). South of the request is zoned Heavy Industrial (industrial operations).

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 requested CD-LI is needed to facilitate the expansion of the existing industrial and distribution use on the property. 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.