



Z-15-04-007

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

Zoning Commission Hearing Date: April 13, 2015

GENERAL INFORMATION

APPLICANT Carroll Capital Investments, LLC

HEARING TYPE Rezoning Request

REQUEST **CD-C-M** (Conditional District-Commercial-Medium)) to **CD-C-M** (Conditional District-Commercial-Medium)

CONDITIONS 1. Uses limited to all uses permitted in the C-M district **except** go-cart raceways; skating rinks; boat repairs; laundry or dry cleaning plants; driving schools; truck and utility trailer rent and leasing, light; boat sales; sexually oriented businesses; manufactured home sales; recreational vehicle sales; bus terminals; junked motor vehicles; amusement or water parks; fairgrounds; golf driving ranges; car washes; kennels or pet grooming services; recreational vehicle parks or campsites; bars; truck stops; land clearing and inert debris landfills, minor.

LOCATION **702 & 704 Sunshine Way**

PARCEL ID NUMBER(S) **7814656268 & 7814656493**

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 ~2.62 Acres

TOPOGRAPHY Primarily flat

VEGETATION None

SITE DATA

Existing Use	Undeveloped
Adjacent Zoning	Adjacent Land Uses
N CD-C-M (Conditional District-Commercial-Medium)	Hotel

E	CD-LI (Conditional District-Light Industrial)	Industrial operations
W	AG (Agricultural)	NC Highway 68
S	CD-C-M (Conditional District-Commercial-Medium)	Collision and Glass center

Zoning History

Case #	Date	Request Summary
N/A	N/A	The subject property has been zoned HI (Heavy Industrial) since the adoption of the Land Development Ordinance July 1, 2010. Prior to implementation of the LDO the property was also zoned HI.

ZONING DISTRICT STANDARDS

Zoning District Designation:	Existing (CD-C-M)	Requested (CD-C-M)
Max. Density:	N/A	N/A
Typical Uses	Primarily intended to accommodate a wide range of retail, service and office uses.	Primarily intended to accommodate a wide range of retail, service and office uses.

District Summary *

**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 AO, Airport Overlay District of the Piedmont Triad International Airport. The Airport Overlay District is intended to be limited to industrial uses and other uses that support airport operations, and to limit residential uses to very low densities near the Piedmont Triad International Airport in order to minimize the negative effects of aircraft noise on homes and prohibits the erection of structures which would, by virtue of their height, interfere with operations at the airport. All development within an Airport Overlay District must comply with the following:

1. All permit applications, site plans and other plans proposing buildings, signs and other structures with a height of 50 feet or more must be accompanied by written documentation from the Piedmont Triad International Airport Authority indicating that the proposal complies with all applicable airport regulations. No permit or other plan approval may be granted without such written documentation.
2. Residential uses are prohibited with the exception of single-family detached dwellings on lots that are at least 40,000 square feet in area.

The subject site is also located within the NC 68 Scenic Corridor Overlay Zone. Consult the Scenic Corridor Overlay Districts Design Manual, for detailed applicable requirements and design guidelines.

Environmental/Soils -

Water Supply Watershed Site drains to Upper Randleman Lake, WSIV watersupply watershed, East Fork Deep River

Floodplains N/A

Streams N/A

Other: Maximum High Density development is 70% Built Upon Area (BUA). Low Density development is 24% BUA. Site must meet current watersupply watershed requirements.

Utilities

Potable Water Available

Waste Water Available

Airport Noise Cone

The subject site is located within 60 Decibel Noise Contour of the Piedmont Triad International Airport.

Landscaping & Tree Preservation Requirements

In the event of expansion or redevelopment, landscape buffers would be required: 10' wide street buffer yard on Sunshine Way with 2 canopy trees and 17 shrubs per 100 l.f.

Site is within the Highway 68 Scenic Corridor Overlay. Street yard is average 2' in width with a minimum width of 20'. Planting rate is 4 canopy trees, 4 understory trees, and 34 shrubs per 100 l.f. Restrictions on signage and other uses within the street yard apply. 5' wide Vehicular Use Area buffer yard with 2 understory trees, and 18 evergreen shrubs per 100 l.f. along side property lines.

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

Tree Preservation not applicable as there are no trees on the site.

Transportation

Street Classification: Sunshine Way – Collector Street.
NC 68 – Major Thoroughfare.

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: (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 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 is generally consistent with the **Commercial** GFLUM designation.

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

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. While some new commercial centers are anticipated, in general new retail and commercial service uses will be encouraged within more diversified mixed-use

centers rather than as stand-alone shopping centers or expanding highway commercial "strips."

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.

Staff Analysis

This 2.62-acre subject site is currently undeveloped. North and south of the subject property is zoned CD-C-M (retail sales, hotel and vehicle services). West of the site is NC Highway 68 (zoned AG) and east of the site are industrial operations (zoned CD-LI).

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