



Z-15-12-006

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

Zoning Commission Hearing Date: December 21, 2015

GENERAL INFORMATION

APPLICANT Triad Holdings, LLC on behalf of BMR Land Company, LLC

HEARING TYPE Rezoning Request

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

CONDITIONS 1. Uses shall be limited to a self-storage facility only.

LOCATION **3262 Randleman Road**

PARCEL ID NUMBER(S) **7862123008**

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). **86** notices were mailed to those property owners in the mailing area.

TRACT SIZE ~3.3 Acres

TOPOGRAPHY Primarily flat

VEGETATION Wooded

SITE DATA

Existing Use	Undeveloped	
	Adjacent Zoning	Adjacent Land Uses
N	CD-C-H (Conditional District-Commercial-High)	Retail sales and services
E	CD-C-H (Conditional District-Commercial-High)	Retail sales and services
W	R-5 (Residential Single-Family)	Single family dwellings
S	R-5 (Residential Single-Family)	A place of worship

Zoning History

Case #	Date	Request Summary
2072	7/21/1986	<p>The subject property was part of a rezoning request for 12.9 acres from Residential 120S & Residential 90S to Conditional Use-Commercial N with the following conditions:</p> <ol style="list-style-type: none"> 1. Retail shopping center; 2. The developer will provide an 80 foot setback from the rear of the buildings (excluding loading docks) of the shopping center to the property line (west property line); 3. At least 10 feet of the width of the setback to the rear of the shopping center (west) shall be landscaped with evergreens of not less than 6 feet in height. The plants shall be spaced no more than 12 feet apart; 4. The developer shall provide a 30 foot buffer zone along the south property line of the center as it abuts the church property line. It shall be planted in evergreen shrub of no less than 3 feet in height and spaced no more than 8 feet apart; 5. The developer shall provide a buffer strip of 10 feet from the right-of-way of Randleman Road. At least 50% of the length of said strip shall be planted in evergreen shrubs that would not inhibit the line of sight from Randleman Road to the buildings; 6. The center shall contain at least two planted areas with a total area not less than 1500 square feet. Said areas shall contain evergreen shrubs and deciduous trees; 7. The shopping center shall have no more than three areas of access from Randleman Road and no more than three from Glendale as approved by the City of Greensboro Transportation Division; 8. Access areas located along Randleman Road shall have traffic islands constructed to insure proper ingress and egress. Such islands shall be approved by the Transportation and Traffic Division of the City of Greensboro.

ZONING DISTRICT STANDARDS

Zoning District Designation:	Existing (CD-C-H)	Requested (CD-C-M)
Max. Density:	N/A	N/A
Typical Uses	Conditioned uses include a retail shopping center only.	Conditioned to a self storage facility only.

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

n/a.

Environmental/Soils

Water Supply Watershed Site drains to South Buffalo Creek, non-watersupply watershed

Floodplains N/A

Streams Possible stream onsite and must be identified. Perennial and intermittent streams require a 50ft stream buffer measure from top of bank each side. See LDO Chp. 30-12-3.9 for Allowances and Restrictions with the stream buffer zones.

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 Conservation Requirements

Street Yard: Street planting yards must be installed abutting public street rights-of-way. The required street planting yard must have a minimum width of 10 feet (as measured from the outside edge of the right-of-way or the back of the sidewalk, whichever is further from the street centerline) and include at least 2 canopy trees and 17 shrubs per 100 linear feet of required street planting yard, not including allowed driveways.

Buffer Yard: Adjacent to single-family residential lots: Type B buffer yard with an average width of 25' that includes 3 canopy trees, 5 understory trees, & 25 shrubs per 100 linear feet.
Adjacent to commercial property and religious assembly: Vehicular Use Area buffer yard (see below) between any parking lots or drive aisles and the adjacent property line.

Parking lot: 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 for required parking spaces: 1 canopy tree per 12 spaces, in islands or medians within the parking lot.

**Tree Conservation
Acreage**

Requirements

3.3 ac. 5% of lot size for a new development

Transportation

Street Classification:

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

Traffic Counts: Randleman Road ADT = 13,806 (GDOT, 2015).

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 Routes 12 (Randleman Road / S. Elm-Eugene Street) and 12A (South Town Connector) are adjacent to subject site, along Randleman 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 **Low Residential (3-5 d.u./acre)** and **Mixed Use Commercial** with the Mixed Use Commercial designation covering most of the site. The requested **CD-C-M (Conditional District – Commercial - Medium)** zoning district, as conditioned, is generally inconsistent with the **Low Residential (3-5 d.u./acre)** GFLUM designation, however, per City Council adopted policy, a GFLUM amendment is not required for rezoning requests of no more than 10 acres located within two or more future land use classifications, and at least 60% of the site lies within compatible future land use classification(s).

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

Low Residential (3-5 d.u./acre): This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

Mixed Use Commercial: This designation is intended to promote a mix of uses, of which various commercial uses remain predominant, but where residential, service, and other uses are complementary. Where applied to older highway corridors characterized by "strip" commercial uses, the intent is to encourage infill and redevelopment for a more diverse and attractive mix of uses over time. Examples include residential units over commercial uses or a wider array of economically viable uses to replace obsolete uses. Such areas also may represent opportunities for the introduction of substantial higher density and/or mixed-income housing, with negligible impacts on, or resistance from, nearby single-family neighborhoods. Ensuring that buildings are of the appropriate scale and intensity is critical, as is ensuring that sites are designed in a coordinated, as opposed to a lot-by-lot, manner. New "strip" commercial development is discouraged.

CONFORMITY WITH OTHER PLANS

City Plans

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, and with representatives of The Pines Neighborhood, within which the subject site is partially located.

Based on the absence of complete sidewalk connections in the vicinity, long term safety and accessibility for patrons and employees at the subject site would be greatly enhanced by the presence of continuous sidewalks along both sides of Randleman Road and Glendale Drive.

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

- Economic Development Impact Zone 2 (local).

Staff Analysis

The 3.3-acre subject site is currently an undeveloped wooded property. North and east of the request is zoned CD-C-H (retail sales and services). South and west of the request is zoned R-5 (single family dwellings and a place of worship).

The Generalized Future Land Use Map designates this site as both Low Residential and Mixed Use Commercial with most of the site designated Mixed Use Commercial. The Low Residential category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within a density range of 3 to 5 dwelling units per gross acre. The Mixed Use Commercial designation is intended to promote a mix of uses, of which various commercial uses remain predominant, but where residential, service, and other uses are complementary.

As conditioned, this CD-C-M request limits uses to self storage facilities only. The C-M zoning district allows the proposed use subject to the development standards outlined in Section 30-8-10.4(S) of the Land Development Ordinance.

S. Self Storage Facilities

1. Single Story

- a. Only activities customarily associated with the regular storage operation of the facility are allowed. Other uses not customarily associated with storage are prohibited (examples: operating a business out of a storage unit, using a storage unit for auto repair, or using a unit for band practice).
- b. One dwelling unit is allowed on the site for occupation by a caretaker.
- c. The minimum lot size is 2 acres and the maximum lot size is 5 acres.
- d. Total building coverage may not exceed 50% of the site.
- e. The maximum height limit is 20 feet and buildings may not exceed one story.

- f. Outside storage is prohibited.
- g. Storage of hazardous, toxic, or explosive substances is prohibited.

2. Multistory

- a. Only activities customarily associated with the regular storage operation of the facility are allowed. Other uses not customarily associated with storage are prohibited (examples: operating a business out of a storage unit, using a storage unit for auto repair, or using a unit for band practice).
- b. Commercial, office or retail uses may occupy the first floor of the facility.
- c. Maximum height shall be limited to 50 feet.
- d. All exterior elevations shall consist of at least 50% natural materials such as brick or stone.
- e. Off-street loading facilities facing a public street, residential use or residential zoning shall be screened from view.
- f. Outdoor storage is prohibited.
- g. Storage of hazardous, toxic, or explosive substances is prohibited.

Approving this request will promote sound investment in Greensboro's urban areas and promote a healthy and diversified economy. The proposed use is also in harmony with development in close proximity to the request.

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.