



Z-16-01-007

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

Zoning Commission Hearing Date: January 13, 2016

GENERAL INFORMATION

APPLICANT	Marc Isaacson on behalf of Thomas and Carolyn Duncan
HEARING TYPE	Rezoning Request
REQUEST	LI (Light Industrial) to CD-C-M (Conditional District-Commercial-Medium)
CONDITIONS	<ol style="list-style-type: none">1. All uses permitted in the C-M district except establishments with drive-through facilities, convenience stores with fuel pumps, restaurants, bars, taverns, nightclubs and sexually oriented businesses2. Maintain the existing structure without expansion.
LOCATION	701 & 703 Hill Street
PARCEL ID NUMBER(S)	7864395515
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). 34 notices were mailed to those property owners in the mailing area.
TRACT SIZE	~1.55 Acres
TOPOGRAPHY	Primarily flat
VEGETATION	Non-residential

SITE DATA

Existing Use	Office space
Adjacent Zoning	Adjacent Land Uses
N LI (Light Industrial)	Industrial operations
E R-5 (Residential Single-Family)	Cemetery
W LI (Light Industrial)	Self-storage facility
S LI (Light Industrial)	Automobile service and vacant restaurant

Zoning History

Case #	Date	Request Summary
N/A	N/A	The subject property is currently zoned LI (Light industrial). Prior to the adoption of the Land Development Ordinance in July 2010, the property was also zoned LI (Light Industrial).

ZONING DISTRICT STANDARDS

Zoning District Designation:	Existing (LI)	Requested (CD-C-M)
Max. Density:	N/A	N/A
Typical Uses	Primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development and related commercial activities which in their normal operations have little or no adverse effect upon adjoining properties.	Proposal is conditioned to all uses permitted in the C-M district except establishments with drive-through facilities, convenience stores with fuel pumps, restaurants, bars, taverns, nightclubs and sexually oriented businesses.

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 in the Central Business Overlay Zone, which prohibits the establishment of new outdoor advertising signs therein.

Environmental/Soils

Water Supply Watershed Site drains to North 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 Conservation Requirements

Landscaping and Tree Conservation will not be applicable unless the site is expanded or re-developed. At that time the following requirements will apply:

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 self-storage facility or vacant lots: Vehicular Use Area buffer yard with a width of 5' that includes 2 understory trees & 18 evergreen shrubs per 100 linear feet.

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

Tree Conservation

Acreage	Requirements
1.55 ac.	5% of lot size for a new development; 5% of disturbed area for an expansion

Transportation

Street Classification:	Hill Street – Collector Street. Battleground Avenue – Major Thoroughfare.
Site Access:	All access(s) must be designed and constructed to the City of Greensboro standards.
Traffic Counts:	Hill Street ADT = 1,306 (GDOT, 2013).
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 exist along the frontage of this property.
Transit in Vicinity:	Yes, GTA Route 17 (Lawndale Drive) is adjacent to subject site, along Battleground Avenue.
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 **Mixed Use Residential**. The requested **CD-C-M (Conditional District – Commercial – Medium)** zoning district, as conditioned, is generally consistent with the **Mixed Use Residential** 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

Mixed Use Residential: This designation applies to neighborhoods or districts where the predominant use is residential and where substantial, compatible local-serving nonresidential uses may be introduced. Such use mixes are typically found in older, in-town neighborhoods that accommodate "corner stores" and other local services, as well as in newly developed traditional neighborhood developments (TNDs). This district is also applied in areas suited to a diverse mix of housing types and densities. Ensuring that buildings are of the appropriate scale and intensity is critical.

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 adjacent Fisher Park Neighborhood, located to the east.

Based on the proximity of the subject site to Latham Park, the Hill Street Connector Trail / Latham Park Greenway, and the planned Atlantic & Yadkin Greenway, long term safety and accessibility for patrons and employees at the subject site would be greatly enhanced by provision of secure, convenient bicycle parking.

Staff Analysis

This 1.55-acre subject site is currently an office building. South of the request, across Battleground Avenue, is a vacant restaurant and auto repair service (zoned LI). West of the request is a self storage facility (zoned LI). North of the request is the greenway and industrial operations (zoned R-5 and LI). East of the request, across Hill Street, is a cemetery (zoned R-5).

The Generalized Future Land Use Map designates this site as Mixed Use Residential. This designation applies to neighborhoods or districts where the predominant use is residential and where substantial, compatible local-serving nonresidential uses may be introduced.

The CD-C-M, Conditional District-Commercial-Medium District, as conditioned limits uses and maintains the existing facility without expansion, ensures compatibility with adjacent development. Approving this request will support the Comprehensive Plan's 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.