



# Z-16-04-005

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

Zoning Commission Hearing Date: April 18, 2016

### GENERAL INFORMATION

<b>APPLICANT</b>	William Seymour on behalf of Gorla McConnell Center LLC et al
<b>HEARING TYPE</b>	Rezoning Request
<b>REQUEST</b>	<b>CD-LI</b> (Conditional District-Light Industrial) and <b>CD-LI</b> (Conditional District-Light Industrial) to <b>LI</b> (Light Industrial)
<b>CONDITIONS</b>	N/A
<b>LOCATION</b>	<b>4743, 4747 &amp; 4751 McConnell Center Drive</b>
<b>PARCEL ID NUMBER(S)</b>	<b>Multiple</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>25</b> notices were mailed to those property owners in the mailing area.
<b>TRACT SIZE</b>	~49.79 Acres
<b>TOPOGRAPHY</b>	undulating
<b>VEGETATION</b>	Industrial and undeveloped

### SITE DATA

<b>Existing Use</b>	Distribution center, under construction & undeveloped property	
	<b>Adjacent Zoning</b>	<b>Adjacent Land Uses</b>
N	County AG (Agricultural)	Interstate ROW and undeveloped property
	CD-RM-18 (Conditional District-Residential Multifamily)	Multifamily dwellings
E	LI (Light Industrial)	Undeveloped property
W	CD-R-3 (Conditional District-Residential Single-Family)	Single family dwellings and undeveloped property
S	County AG (Agricultural) County RS-40 (Residential Single Family) CD-LI (Conditional District Light Industrial)	Undeveloped Undeveloped Distribution Center

**Zoning History**

Case #	Date	Request Summary
3487	9/5/2005	<p>The subject property was rezoned from County RM-12 MH and City CD-HB &amp; CD-LI to CD-LI with the following conditions:</p> <ol style="list-style-type: none"> <li>1. Uses: All those uses permitted in the Corporate Park District will be permitted except for the following: accessory uses and structures; recycling collections points; Other uses: Automobile parking, Christmas tree sales, Temporary construction offices, Construction Equipment Storage, Real Estate Sales or Rental Offices (the foregoing will be permitted with concurrent building permit for permanent building); Temporary events, including but not limited to: Arts and Crafts Shows; Carnivals and Fairs; Concerts; Stage Shows; Conventions; Trade Shows, Outdoor Religious Events; Other Accessory Uses and Structures: junked motor vehicles, transportation, warehouse and utilities, land clearing and inert debris landfills, minor.</li> <li>2. Any outside storage shall be screened from view of any public roads or residential areas.</li> <li>3. That within 800 feet from the southern margin of Interstate 40/85, all of the requirements of Scenic Corridor Overlay District II shall be met.</li> <li>4. There will be no connector road between Land Road and Southall Road.</li> <li>5. There will be no access to Land Road from the CD-LI District.</li> <li>6. A landscaped, planted berm, having an average height of five (5) feet, will be incorporated into the planting yard along Land Road.</li> <li>7. At the end of Southall Road, there will be a natural and undisturbed buffer, except for installation of utilities, approximately 300 feet wide, starting at the property line at Southall and Castillian Way to the creek and 100 feet on the other side of the creek.</li> <li>8. The property owner will cause the existing billboard to be removed without cost to the City prior to the granting of a certificate of occupancy for the first building on the property.</li> </ol>
3584	10/31/2007	<p>Original zoning from County RM-12 MH to City CD-LI with the following conditions:</p> <ol style="list-style-type: none"> <li>1. The property will be developed with the same uses permitted under CD #3487.</li> <li>2. The property will be developed subject to the same conditions contained in CD #3487 except compliance with the Scenic Corridor Overlay District II will not be provided.</li> </ol>

**ZONING DISTRICT STANDARDS**

Zoning District Designation:	Existing (CD-LI)	Existing (CD-LI)	Requested (LI)
Max. Density:	N/A	N/A	N/A
Typical Uses	Conditioned to all uses permitted in the Corporate Park District <b>except</b> accessory uses and structures; recycling collections points; automobile parking, Christmas tree sales, temporary construction offices, Construction equipment storage, real estate sales or rental offices (the foregoing will be permitted with concurrent building permit for permanent building); temporary events, junked motor vehicles, transportation, warehouse and utilities, land clearing and inert debris landfills, minor.	Conditioned to all uses permitted in the Corporate Park District <b>except</b> accessory uses and structures; recycling collections points; automobile parking, Christmas tree sales, temporary construction offices, Construction equipment storage, real estate sales or rental offices (the foregoing will be permitted with concurrent building permit for permanent building); temporary events, junked motor vehicles, transportation, warehouse and utilities, land clearing and inert debris landfills, minor.	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.

**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 Lake MacIntosh watersupply watershed, Little Alamance Creek

Floodplains Non-encroachment area for stream is present per FEMA Limited Study. No development or disturbance is to take place within this area.

Streams A 50ft Jordan Lake stream buffer measured from top of bank each side will apply.

Other: Maximum BUA for watershed is 70% for High Density development or <24% for Low Density development. All new BUA for the site must meet watershed requirements Water Quality and Water Quantity must be addressed. All the new BUA must be treated by a State approved water quality BMP and any existing BUA treated to the maximum extent practicable.

**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 vacant property: 5' wide vehicular use area buffer (see below.)  
 Adjacent to single-family residential uses: Type A buffer yard, with an average width of 45', a minimum width of 53', and a planting rate of 4 canopy trees, 10 understory trees and 33 shrubs per 100 l.f.

**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**

49.79 ac.                      10% of lot size.

**Transportation**

**Street Classification:**            McConnell Road – Minor Thoroughfare.  
    McConnell Center Drive – Local Street.

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

**Traffic Counts:**                    McConnell Road ADT = 3,000 (NCDOT, 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: (TIS)** No TIS required per TIS Ordinance.

Street Connectivity: N/A.

Other: N/A.

## **IMPACT ANALYSIS**

### **Land Use Compatibility**

The proposed **LI (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 both **Low Residential (3-5 d.u./acre)** and **Mixed Use Corporate Park**. The requested **LI (Light Industrial)** zoning district 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 where at least 60 % of the site lies within a compatible (Mixed Use Corporate Park) future land use classification.

### **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 Corporate Park:** This designation is intended for large tracts of undeveloped land near the City's fringe that are appropriate for well planned, larger scale business/employment parks with supporting uses such as retail, hotels, and residential. Primary uses such as office, flex office, technology research and development, light manufacturing, distribution, and assembly should be placed in a campus-like or "corporate park" setting with generous, linked open space to maximize value and to promote visual quality and compatibility with the surrounding area. Pedestrian-friendly features such as buildings placed near the street, sidewalks, and trails leading to nearby uses such as retail and housing should be encouraged.

## **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.

The subject site is located (or partially located, as denoted by \*) within the area(s) eligible for the following economic development incentive or assistance program(s):

- Economic Development Impact Zone 2 (local).

### **Staff Analysis**

This 49.79-acre subject site is currently a combination of a distribution center under construction and undeveloped property. North of the request, across the interstate, is undeveloped property and multifamily dwellings (zoned County AG and CD-RM-18). East of the request is undeveloped property

(zoned LI). South of the request are industrial operations and undeveloped property (zoned CD-LI, County AG and County RS-40). West of the request is a combination of undeveloped property and single family dwellings (zoned CD-R-3).

The Generalized Future Land Use Map designates this site as both Low Residential and Mixed Use Corporate Park. The Mixed Use Corporate Park designation encompasses the majority of the site and is intended for large tracts of undeveloped land near the City's fringe that are appropriate for well planned, larger scale business/employment parks with supporting uses such as retail, hotels, and residential. A portion of the subject property lies within the Low Residential category, which 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.

Rezoning the property allows the developer additional use options and removes previous conditions that are not relevant to current development in this area. Any new development on this property must still comply with the requirements of the Land Development Ordinance such as lighting, vegetated buffers, tree conservation, access and parking.

The 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 **LI** (Light Industrial) zoning district.