



Z-16-11-001

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

Zoning Commission Hearing Date: November 21, 2016

**GENERAL INFORMATION**

**APPLICANT** Dana Stewart

**HEARING TYPE** Rezoning Request

**REQUEST** R-5 (Residential Single-Family) to LI (Light Industrial)

**CONDITIONS** N/A

**LOCATION** 2706 Liberty Road

**PARCEL ID NUMBER(S)** 7873222322

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

**TRACT SIZE** ~1.1 Acres

**TOPOGRAPHY** Primarily flat

**VEGETATION** Residential

**SITE DATA**

|                                   |  |
|-----------------------------------|--|
| <b>Existing Use</b>               | Single family dwelling                         |
| <b>Adjacent Zoning</b>            | <b>Adjacent Land Uses</b>                      |
| N R-5 (Residential Single-Family) | Single family dwellings                        |
| E R-5 (Residential Single-Family) | Single family dwellings and a place of worship |
| W LI (Light Industrial)           | Industrial use                                 |
| S R-5 (Residential Single-Family) | Single family dwellings                        |

**Zoning History**

| Case # | Date | Request Summary   |
|--------|------|---|
| N/A    | N/A  | The subject property is currently zoned R-5 Residential Single-Family and has been since the adoption of the Land Development Ordinance (LDO) in July 2010. Prior to the adoption of the LDO the property was zoned RS-9 Residential Single-Family. |

**ZONING DISTRICT STANDARDS**

| Zoning District Designation: | Existing (R-5)  | Requested (LI)   |
|------------------------------|---|--|
| Max. Density:                | 5.0 units per gross acre  | N/A  |
| Typical Uses                 | Primarily intended to accommodate low density single-family detached residential development. | 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 South Buffalo Creek non-watersupply watershed

Floodplains N/A

Streams N/A

Other: If >1 acre is disturbed and an increase in BUA is to take place, site must meet Phase 2 requirements. Water quality and water quantity must be addressed. BUA must be treated by a State approved water quality BMP.

**Utilities**

Potable Water Available

Waste Water Available

**Airport Noise Cone**

n/a

**Landscaping & Tree Conservation Requirements**

**Landscaping:**

**Street Yards:** 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 Yards:** 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. Adjacent to Light Industrial uses: Vehicular Use Area buffer yard (see below) between any parking lot or drive aisle and the adjacent property line.

**Parking Lots:** 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:** For parcel size of 1.1 acres, critical root zone of existing trees to be preserved is 1% of parcel size.

**Transportation**

**Street Classification:** J M Hunt Jr. Expressway – Freeway.  
Liberty Road – Collector Street.

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

**Traffic Counts:** Liberty Road ADT = 4,900 (NCDOT, 2015)

**Trip Generation:** No.

|                             |  |
|-----------------------------|--|
| 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 a portion of 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 **Low Residential (3-5 d.u./acre)** and **High Residential (over 12 d.u./acre)**. The requested **LI (Light Industrial)** zoning is generally inconsistent with the **Low Residential (3-5 d.u./acre)** and **High Residential (over 12 d.u./acre)** Future Land Use designations. However the applicant has concurrently submitted a request to amend the Future Land Use designation on the subject site (and the adjacent parcel at 2700 Liberty Road) to **Industrial/Corporate Park** which, if approved, would resolve this inconsistency.

### **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.

**Housing and Neighborhoods, Goal 6:** Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that

offer security, quality of life, and the necessary array of services and facilities.

**Policy 6C:** Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

**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.

**High Residential (over 12 d.u./acre):** This category provides for high-density apartment dwellings, condominiums, life care, and similar housing types. Creating opportunities for this type of housing will become increasingly important to respond to demographic shifts and demand for affordable housing, and it is ideally suited near major activity and employment centers and in areas suitable for future transit service. Within this district, office buildings may also be accommodated.

**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.

**Comprehensive Plan Amendment History**

| Case # | Date | Request Summary |
|--------|------|-----------------|
| n/a    | n/a  | n/a             |

**Applicant Stated Reasons for Request**

“We intend to eventually use this property to support the existing adjacent self storage business.”

**Explain in detail the conditions that you think may warrant a Plan Amendment – Per Applicant and Application**

“Zoning request brings parcel uniformity to 2 of the 3 adjacent properties.”

**COMPREHENSIVE PLAN POLICY ANALYSIS****Need for Proposed Change**

The requested **LI (Light Industrial)** zoning would allow uses that are incompatible with the subject site’s current designations in the GFLUM as **Low Residential (3-5 d.u./acre)** and **High Residential (over 12 d.u./acre)**. If approved, the requested GFLUM amendment (CP 16-08) to **Industrial/Corporate Park** would resolve this inconsistency.

**Effect of the proposed Change on the Need for City Services and Facilities (e.g. roadway level of service).**

n/a

**Implications, if any, the Amendment may have for Other Parts of the Plan**

n/a

**Unforeseen Circumstances or the Emergence of New Information (e.g. significant economic opportunity in Tier 2 or 3)**

n/a

**PLANNING BOARD COMMENTS**

The Planning Board reviewed GFLUM amendment request CP 16-08 during its meeting on October 19, 2016. The Planning Board commented that the proposed change is not detrimental and supports the existing uses of the area. The Planning Board expressed concern about the location and adequacy of egress from the site.

**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.

Based on the proximity of the subject site to planned future bicycle lanes along Liberty Road, as described in the 2015 Greensboro BiPed Plan, long term safety and accessibility for future employees and visitors of this proposed development would be greatly enhanced by provision of secure, convenient bicycle parking.

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
- Economic Development Impact Zone 2 (local).

**Staff Analysis**

This 1.1 acre subject site is currently developed with a single family dwelling. North, east and south of the request are single family dwellings and a place of worship (R-5). West of the request the use transitions to an existing self storage facility and contractor's yard (LI).

The Generalized Future Land Use map designates this area as both Low Residential and High Residential. 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 High Residential category provides for high-density apartment dwellings, condominiums, life care, and similar housing types. In conjunction with the zoning application, the applicant filed a Comprehensive Plan amendment to revise the future land use category to Industrial/Corporate Park. The Industrial Corporate Park 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 applicant owns the adjacent Light Industrial zoned property immediately to the west of the request and is considering an expansion of the existing self storage use to include the subject property. LI uses are by definition deemed to be limited in their nature in terms of impacts on adjacent uses and the proposed change should result in minimal impacts to adjacent residential properties to the north, east and south. Further, light industrial development is

consistent with current development to the west.

As such, the request supports the Comprehensive Plan's Economic Development goal to promote a healthy, diversified economy and the Reinvestment/Infill Goal to promote sound investment in Greensboro's urban areas.

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.