



Z-16-11-006

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

Zoning Commission Hearing Date: November 21, 2016

**GENERAL INFORMATION**

**APPLICANT** Par 5 Development Group on behalf of JTK Investments LLC

**HEARING TYPE** Rezoning Request

**REQUEST** **BP** (Business Park) to **CD-LI** (Conditional District-Light Industrial)

**CONDITIONS**

1. Uses shall be limited to all uses permitted in the LI district **except** uses within the Industrial and Manufacturing Use Category; Vehicle Sales and Service uses; funeral homes and crematoriums; animal shelters; truck driving schools; taxi dispatch terminals; garden center/nurseries; manufactured and modular home sales and truck stops.

**LOCATION** **4830 Koger Boulevard**

**PARCEL ID NUMBER(S)** **7833984801**

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

**TRACT SIZE** ~2.046 Acres

**TOPOGRAPHY** Primarily flat

**VEGETATION** Undeveloped and a place of worship

**SITE DATA**

**Existing Use** Place of worship and undeveloped

	<b>Adjacent Zoning</b>	<b>Adjacent Land Uses</b>
N	LI (Light Industrial)	I-40 right-of-way
E	CD-C-M (Conditional District-Commercial-Medium)	Retail, sales and services
W	BP (Business Park)	Office
S	BP (Business Park)	Office

**Zoning History**

Case #	Date	Request Summary
N/A	N/A	The subject property is currently zoned BP Business Park 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 CP Corporate Park.

**ZONING DISTRICT STANDARDS**

Zoning District Designation:	Existing (BP)	Requested (CD-LI)
Max. Density:	N/A	N/A
Typical Uses	Primarily intended to accommodate office complexes, warehouse, research and development, assembly uses on large sites in a planned, campus-like setting that emphasizes natural characteristics and landscaping.	Conditioned to accommodate all uses permitted in the LI district except uses within the Industrial and Manufacturing Use Category ; Vehicle Sales and Service uses; funeral homes and crematoriums; animal shelters; truck driving schools; taxi dispatch terminals; garden center/nurseries; manufactured and modular home sales and truck stops.

**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. All new BUA must be treated by a State approved water quality BMP. Site is also located within the 5 statute mile radius of the PTI Airport. A BMP that holds a normal pool elevation is deterred.

**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 Office, Retail, and Commercial uses, or to vacant property:  
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 2 acres, critical root zone of existing trees to be preserved is 10% of parcel size.

**Transportation**

Street Classification:	Koger Boulevard – Local Street. I-40 – Freeway.
Site Access:	All access(s) must be designed and constructed to the City of Greensboro standards.
Traffic Counts:	Koger Boulevard ADT = 2,896 (GDOT, 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 not exist along the frontage of this property.
Transit in Vicinity:	Yes, GTA Route 1 (West Wendover Avenue) is adjacent to subject site, along Koger Boulevard.
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-LI (Conditional District – Light Industrial)** 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 Commercial**. The requested **CD-LI (Conditional District – Light Industrial)** zoning, as conditioned, is generally consistent with the **Mixed Use Commercial** Future Land Use 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 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.

#### **Staff Analysis**

This 2.046-acre subject site is currently developed with a place of worship along the I-40 frontage, but remains undeveloped along the Koger Boulevard frontage. Immediately north of the request is I-40. East of the request is a movie theater (CD-C-M). South and west of the request is office space and a university campus (BP and CD-BP).

The Comprehensive Plan's future land use map designates this area as Mixed Use Commercial. 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.

The request, as conditioned, excludes uses within the Industrial and Manufacturing Use Category; Vehicle Sales and Service uses; funeral homes and crematoriums; animal shelters; truck driving schools; taxi dispatch terminals; garden center/nurseries; manufactured and modular home sales and truck stops which may be incompatible with existing adjacent development.

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 **CD-LI** (Conditional District-Light Industrial) zoning district.