



Z-17-03-009

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

Zoning Commission Hearing Date: March 20, 2017

GENERAL INFORMATION

APPLICANT	Colonial Pipeline Company
HEARING TYPE	Rezoning Request
REQUEST	Rezone from BP (Business Park), R-3 (Residential Single-Family) and AG (Agricultural) to HI (Heavy Industrial)
CONDITIONS	N/A
LOCATION	A portion of 411, a portion of 411-near Gallimore Dairy Rd.and 610, 728, &732 South Chimney Rock Road
PARCEL ID NUMBER(S)	Multiple
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). 24 notices were mailed to those property owners in the mailing area.
TRACT SIZE	63.38 Acres
TOPOGRAPHY	Primarily flat
VEGETATION	Industrial

SITE DATA

Existing Use	Facility for the manufacturing and storage of chemicals, petroleum products, explosives and allied products.
---------------------	--------------------------------------------------------------------------------------------------------------

Adjacent Zoning

N	HI (Heavy Industrial)
E	HI (Heavy Industrial)

Adjacent Land Uses

Industrial Operations
Industrial Operations

W	HI (Heavy Industrial) CD-LI (Conditional District-Light Industrial) BP (Business Park)	Industrial Operations Industrial Operations Office Facility
S	County CU-LI (Conditional Use-Light Industrial) County RS-40 (Residential Single-Family) R-3 (Residential Single-Family)	Industrial Operations Vacant residential lots Single-family dwellings

Zoning History

Case #	Date	Request Summary
N/A	N/A	The 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 LDO, the subject property was zoned CP (Corporate Park).
N/A	N/A	The property is currently zoned R-3 (Residential Single-Family) and has been since the adoption of the Land Development ordinance (LDO) in July 2010. Prior to the LDO, the subject property was zoned RS-12 (Residential Single-Family).
N/A	N/A	The subject property is currently zoned AG (Agricultural) and has been since the adoption of the Land Development Ordinance (LDO) in July 2010. Prior to the adoption of the LDO, the subject property was zoned AG (Agricultural).

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (BP)	Existing (R-3)	Existing (AG)	Requested (HI)
Max. Density:	N/A	N/A	N/A	N/A

Typical Uses	Primarily intended to accommodate office complexes, warehouse, research and development, and assembly uses on large sites in planned, campus-like setting that emphasize natural characteristics and landscaping.	Primarily intended to accommodate low-density single-family residential development.	Primarily intended to accommodate uses of an agricultural nature, including farm residence and farm tenant housing.	Primarily intended to accommodate a wide range of uses including office, retail, service, institutional and high density residential developments in pedestrian-oriented mixed-use setting (often, multiple uses may be located in the same building).
--------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

**These regulations may not reflect all requirements for all situations; see the City of Greensboro Land 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 Upper Randleman Lake WS-IV, East Fork Deep River sub-basin

Floodplains Onsite, any disturbance within the FEMA 1% Special Flood Hazard Area requires a Floodplain Development Permit Stormwater.

Streams Streams on site must be identified for correct buffers. For High Density Development perennial streams have a 100ft buffer measure from top of bank on each side. Intermittent streams and perennial streams (for low density development) have a 50ft stream buffer measure from top of bank on each side. See City LDO Chp.30-12-3.9 for Allowances and Structures permitted within the stream buffer zones.

Other: Site must meet current watersupply watershed requirements, water quality and water quantity control must be addressed. Maximum High Density Development is 70% BUA. If site is developed as a Low Density Development 24% or less, a scoresheet must be completed for 120 points. Site is also within the 5 statue mile radius of the PTI Airport. No water quality device (BMP) is permitted within this area unless documentation is provided.

Utilities (Availability)

Contact Kenny Treadway for a water/sewer feasibility (336-373-2897).

Airport Overlay District & 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 or Commercial uses: Type C buffer yard, with an average width of 15', a minimum width of 10', and a planting rate of 2 canopy trees, 3 understory trees, & 17 shrubs per 100 linear feet.

Adjacent to vacant property or other Heavy Industrial uses: Vehicular Use Area buffer yard (see below) between any parking lot or drive aisle and the adjacent property line.

Tree Conservation:

For 316.32 acres, 10% of parcel size in critical root zone to be dedicated for Tree Conservation.

Transportation

Street Classification: Gallimore Dairy Road – Major Thoroughfare.
South Chimney Rock Road – Minor Thoroughfare.

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

Traffic Counts: None Available.

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 a portion of the frontage of this property.

Transit in Vicinity: No.

Traffic Impact Study: No TIS required per TIS Ordinance.
(TIS)

Street Connectivity: N/A.

Other: N/A.

IMPACT/POLICY ANALYSIS

Land Use Compatibility

The proposed **HI (Heavy 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 **Industrial / Corporate Park**. The requested **HI (Heavy Industrial)** zoning district is generally consistent with the **Industrial / Corporate Park** 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.

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

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.

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 with owners of surrounding properties.

Based on the proximity of the subject site to planned bicycle lanes along Boulder Road, Chimney Rock Road, and Gallimore Dairy Road, as specified in the 2015 Greensboro BiPed Plan, long term safety and accessibility for employees of the subject site would be greatly enhanced by provision of secure, convenient bicycle parking facilities.

Staff Analysis

The 63.38-acre subject site contains various uses supporting the adjacent facility for the manufacturing and storage of chemicals, petroleum products, explosives and allied products. Properties to the north and east of the request contain existing industrial operations (zoned HI). Uses to the south vary between industrial operations, single-family dwellings and vacant lots (HI, City R-3, County RS-40 and County CU-LI). West of the request are a combination of industrial operations and office uses (zoned HI, CD-LI and BP).

The Comprehensive Plan's Generalized Future Land Use Map designates this area as 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. Heavy Industrial zoning district is primarily intended to accommodate a wide range of assembling, fabricating, and manufacturing activities.

The subject properties are under the same ownership and are either currently being used or anticipated to be used to support adjacent industrial uses. Given the subject site is surrounded by heavy industrial zoning on three sides and is in close proximity to Interstate 40 a variety of industrial uses, the requested HI zoning is appropriate.

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

The 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 **HI** (Heavy Industrial) zoning district.