



# Z-17-11-004

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

Zoning Commission Hearing Date: November 20, 2017

### GENERAL INFORMATION

<b>APPLICANT</b>	Adrianna Hasiu for Pauline Goodwin
<b>HEARING TYPE</b>	Rezoning Request
<b>REQUEST</b>	Rezone from CD-LI (Conditional District Light Industrial) to CD-LI (Conditional District Light Industrial).
<b>CONDITIONS</b>	<ol style="list-style-type: none"><li>1. Uses limited to Bakery, Food and Related Products, Dairy Products, Beverage Products, Coffee Products; Offices, General Contractor Businesses; Craft Distillery and Microbrewery.</li><li>2. Freestanding signage shall be limited to a maximum 75 square feet in size and 15 feet in height</li><li>3. Building square footage is limited to a principal building with a maximum square footage of 2,000 square feet and allowed accessory structures</li></ol>
<b>LOCATION</b>	2508 New Garden Road East
<b>PARCEL ID NUMBER(S)</b>	0087380
<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>30</b> notices were mailed to those property owners in the mailing area.
<b>TRACT SIZE</b>	.88 Acres
<b>TOPOGRAPHY</b>	Generally Flat
<b>VEGETATION</b>	Residential

**SITE DATA**

**Existing Use**

**Undeveloped**

	<b>Adjacent Zoning</b>	<b>Adjacent Land Uses</b>
N	R-3 (Residential Single Family)	Single family dwelling and undeveloped
E	R-3 (Residential Single Family)	Single family dwellings
W	CD-C-M (Conditional District Commercial)	Vacant commercial building
S	CD-O (Conditional District Office)	Assisted living facility

**Zoning History**

Case #	Date	Request Summary
1968-4	12/13/84	The subject property was approved for original City zoning of CD-LI (Conditional District Light Industrial) in December 1984

**ZONING DISTRICT STANDARDS**

**District Summary \***

Zoning District Designation:	Existing (CD-LI)	Requested (CD-LI)
Max. Density:	N/A	N/A
Typical Uses	Limited to curb markets, woodworking shops, offices, general contractor businesses, and accessory uses	Limited to Bakery, Food and Related Products, Dairy Products, Beverage Products, Coffee Products; Offices, General Contractor Businesses; Craft Distillery and Microbrewery.

*\*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 Greensboro Watersupply Watershed WSIII, Lake Jeanette Sub-basin Watershed

Floodplains < 1800FT

Streams N/A

Other: Site must meet current watershed requirements, water quality & water quantity control must be addressed. High Density Development Max. BUA is 70% with sewer, Low Density is 24% BUA. Without sewer site is Low Density with 12% BUA. All proposed BUA must be treated.

**Utilities**

Potable Water Available

Waste Water Available

**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: Type A buffer yard, with an average width of 45', a minimum width of 30', and a planting rate of 4 canopy trees, 10 understory trees, and 3 shrubs per 100 l.f.

Adjacent to 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, and 17 shrubs per 100 l.f.

Adjacent to vacant property or other 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 .88 acre, 1% of parcel size in critical root zone to be dedicated for Tree Conservation.

**Transportation**

- Street Classification: New Garden Road East – Collector Street.  
Lawndale Drive – Major 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 not exist along the frontage of this property.
- Transit in Vicinity: Yes, GTA Route 17 (Lawndale Drive) is within 250 feet, along Lawndale Drive.
- 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 **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 **Low Residential (3-5 d.u./acre)**. The requested **CD-LI (Conditional District – Light Industrial)** zoning district, as conditioned, is generally inconsistent with the **Low Residential (3-5 d.u./acre)**. However, per City Council adopted policy, a GFLUM amendment is not required for rezoning requests that are less than one acre, or that do not involve a significant physical change resulting in new or expanded structures.

**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.

## **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 nearby Courthouse Square neighborhood, located to the south of the subject site.

#### **Staff Analysis**

The .88 acre subject site currently contains a vacant residence and another vacant building. Uses to the north and east are single family residences (zoned R-3). Uses to the west include various commercial uses zoned CD-C-M and the use to the south is an assisted living facility zoned CD-O. The applicant is requesting a change to the current zoning for this property to allow a different mix of small scale industrial uses.

The Comprehensive Plan's Future Land Use Map currently designates this site as Low Residential. The Low Residential designation includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within the general density range of 3 to 5 dwelling units per acre. Per City Council adopted policy any rezoning request of less than one acre in size does not trigger the need to amend the Comprehensive Plan.

This requested CD-LI does include conditions to limit the types of uses allowed as well as the scale of such uses and other site features such as signage and is for a property that has had some level of industrial zoning for over 30 years.

The request does support 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 **CD-LI** (Conditional District Light Industrial zoning district).