



Z-10-02-002

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

Zoning Commission Hearing Date: February 8, 2010

GENERAL INFORMATION

APPLICANT Mohammad Al Abed Rahman for Triad Investment Property and Services/Erin EM Ethan, LLC

HEARING TYPE Rezoning

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

CONDITIONS 1. All uses permitted in the “Business, Professional and Personal Services” sub category and the “Wholesale Trade” sub category of the LI zoning district and **Motor Vehicle Sales (new and used)** (*bold and underline denotes added condition*)

LOCATION 1112 East Cone Boulevard, generally described as south of East Cone Boulevard and east of Yanceyville Street

PARCEL ID NUMBER (S) **00-00-0296-0-0006-00-051**

PUBLIC NOTIFICATION The notification area for this public hearing was 600 feet (Chapter 30-9-1.2 of the City 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). **31** notices were mailed to those property owners in the mailing area.

TRACT SIZE ~0.71 acres

TOPOGRAPHY Generally flat

VEGETATION Institutional landscaping in part

SITE DATA

Existing Use Vacant office building

	Adjacent Zoning	Adjacent Land Uses
N	RS-9 (Residential-Single Family)	Multi-Family dwellings
E	CD-LI (Conditional District-Light Industrial)	Truck Rentals and Moving Supplies
W	CD-LI (Conditional District-Light Industrial)	Warehouses (Self Storage)
S	CD-LI (Conditional District-Light Industrial)	Warehouses (Self Storage)

Zoning History

Case #	Date	Request Summary
3266	08/09/2004	This property was rezoned from CD-GO-M to CD-LI in 2004 with the following conditions: 1. All uses permitted under “Business, Professional and Personal Services” plus wholesale ophthalmic goods establishment Prior to the implementation of the Unified Development Ordinance (UDO), this site was zoned CU INST 100.

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (CD-LI)	Requested (CD-LI)
Max. Density:	N/A	N/A
Typical Uses	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	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

**These regulations may not reflect the actual requirements for all situations; see the City of Greensboro Zoning Code for actual regulations for site requirements for this zoning district.*

SPECIAL INFORMATION

Overlay District Ordinance/Historic Preservation – N/A

Environmental/Soils

Water Supply Watershed	N/A, site drains to North Buffalo Creek
Floodplains	>2000ft
Streams	N/A
Other:	N/A

Utilities

Potable Water
Waste Water

Airport Noise Cone

The subject property is not located in the Airport Noise Cone.

Landscaping Requirements (Maximum 15% of site area)

Location	Required Planting Yard Type and Rate
North	Street Yard - minimum width 8'; 2 canopy tree per 100', 17 shrubs per 100'
South	Type D Yard – minimum width 5'; 2 understory trees per 100'; 18 shrubs per 100'
East	Type D Yard – minimum width 5'; 2 understory trees per 100'; 18 shrubs per 100'
West	Type D Yard – minimum width 5'; 2 understory trees per 100'; 18 shrubs per 100'

Tree Preservation Requirements

Acreage	Requirements
0.68 Ac.	1% of lot area and be located within the required planting yard

Transportation

Street Classification:	Cone Boulevard – Major thoroughfare.
Site Access:	Existing.
Traffic Counts:	Cone Boulevard ADT = 24,054 (2007).
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. There is no existing sidewalk along the frontage of this development nor are there any plans for the City to build sidewalk in this area.
Transit in Vicinity:	Yes, route 15, Yanceyville Street/Brightwood School Road.
Traffic Impact Study: (TIS)	No, not 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 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 district is inconsistent with this GFLUM designation. However, per Council policy, since the size of the request is less than an acre, no map amendment is required.

Connections 2025 Written Policies

Reinvestment/Infill Goal: Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

POLICY 4C: Promote new patterns and intensities of use to increase economic competitiveness and enhance quality of life in urban areas.

Economic Development Goal: 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 7C: Ensure that city land use policies and regulations allow for an adequate supply of land to accommodate economic development.

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 – N/A

Other Plans - N/A

Staff/Agency Comments

Water Resources - N/A

Housing and Community Development

Applicant is encouraged to discuss this proposal with representatives of the nearby Cone Mills Community Neighborhood.

Planning

The subject site currently consists of a vacant office building and a parking lot. The immediate vicinity is well developed with varying densities and intensities of commercial and residential uses. Specifically, the subject site is adjoined to the east, west and south by warehouses and truck rental facilities. To the north is Cone Boulevard, a 4-lane major arterial with a raised median and beyond Cone Boulevard are multi-family dwellings.

The subject site was rezoned in 2004 from CD-GO-M to CD-LI with very specific use restrictions (see above). The applicant would like to add motor vehicle sales (new and used) as a possible use of the site to the conditions; which calls for a rezoning and the addition of the phrase “**Motor Vehicle Sales (new and used)**” to condition #1.

Staff believes that this request is compatible with the surrounding uses in the sense that the subject site is adjoined on 3 sides by similar if not higher intensity uses and to the north by a 4-lane major arterial.

This rezoning request if approved will help promote a diverse mix of uses, and densities in the general area without impacting the overall mix of uses found in this vicinity. It will also promote a healthy, diversified economy with a strong tax base and opportunities for employment and entrepreneurship while at the same time promoting sound investment in Greensboro’s urban areas.

Staff believes that this request is consistent with the intent and purpose of the zoning code and the Comprehensive Plan (Connections 2025). Staff is also of the opinion that the request 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.