



# Z-10-03-004

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

Zoning Commission Hearing Date: March 8, 2010

### GENERAL INFORMATION

**APPLICANT** Marc Isaacson for Titan Triad Land, LLC

**HEARING TYPE** Rezoning

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

**CONDITIONS** 1. Uses: All uses permitted in the Heavy Industrial zoning district **except** sexually oriented businesses or bars.

**LOCATION** 141 Thatcher Road, generally described a east of Thatcher Road, west of NC 68 HWY and north of Triad Center Drive

**PARCEL ID NUMBER (S)** **00-94-6999-0-1060-00-008**

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

**TRACT SIZE** ~10.69 acres

**TOPOGRAPHY** Slopes westwards from NC 68 HWY

**VEGETATION** Trees and shrubs

### SITE DATA

**Existing Use** Undeveloped

	<b>Adjacent Zoning</b>	<b>Adjacent Land Uses</b>
N	LI (Light Industrial)	Undeveloped
E	CP (Corporate Park)	NC 68 HWY
W	LI (Light Industrial)	Undeveloped
S	LI (Light Industrial)	Industrial establishments

**Zoning History**

<b>Case #</b>	<b>Date</b>	<b>Request Summary</b>
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This property has been zoned LI since July 1, 1992. Prior to the implementation of the Unified Development Ordinance (UDO), it was zoned M-2

**ZONING DISTRICT STANDARDS**

**District Summary \***

Zoning District Designation:	Existing <b>(LI)</b>	Requested <b>(CD-HI)</b>
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 a wide range of assembling, fabricating, and manufacturing activities. The district is established for the purpose of providing appropriate locations and development regulations for uses, which may have significant environmental impacts or require special measures to ensure compatibility with 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	Site drains to Upper Randleman Watersupply/Watershed, East Fork Deep River
Floodplains	Onsite, any disturbance within the Floodplain will require a Floodplain Development Permit.
Streams	Onsite, 100ft stream buffer is required for high density development. No disturbance within the entire buffer is allowed. Possible wetlands onsite. Contact the State/Corps for any wetland disturbance or stream crossing/disturbance.
Other	Approved watershed plan is on file, site maybe grandfathered from watershed & stormwater perspective provided the proposed development meets the requirements of the approved plan. However, this is not the case for Federal mandated requirements and some State requirements.

**Utilities**

Potable Water  
Waste Water

**Airport Noise Cone**

The subject property is located in the Airport Noise Cone.

**Landscaping Requirements**

Location	<b>Required Planting Yard Type and Rate</b>
North	Type D Yard – minimum width 5'; 2 understory trees per 100'; 18 shrubs per 100'
South	Type D Yard – minimum width 5'; 2 understory trees per 100'; 18 shrubs per 100'
East	NC 68 SCOD Buffer
West	Street Yard - minimum width 8'; 2 canopy tree per 100', 17 shrubs per 100'

**Tree Preservation Requirements**

<b>Acreage</b>	<b>Requirements</b>
10.69 Ac.	All trees 4" or greater DBH which are located within the required planting yards or within 25' of the side and rear property line, whichever is greater

**Transportation**

Street Classification:	Thatcher – Minor Thoroughfare.
Site Access:	All access 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. 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:	No transit in the area.
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-HI** (Conditional District-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 **CD-HI** (Conditional District-Heavy Industrial) zoning district is consistent with this GFLUM designation. It is also in the NC 68 Scenic Corridor Overlay district and is subject to the requirements and standards of the Overlay district.

### **Connections 2025 Written Policies**

*Growth at the Fringe Goal:* Provide a development framework for the fringe that guides sound, sustainable patterns of land use, limits sprawl, protects rural character, evidences sound stewardship of the environment, and provides for efficient provision of public services and facilities as the City expands. Development will increase density and mix land uses at a pedestrian scale with sidewalks, bikeways, and where possible, public transit.

*POLICY 4G.1:* Promote compact development.

*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.

*POLICY 7C.1:* Ensure that adequate land is zoned and has infrastructure available for the various stages of business development.

### **Connections 2025 Map Policies**

*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.

**CONFORMITY WITH OTHER PLANS****City Plans – NC 68 Scenic Corridor Overlay Plan**

The subject property is located within the NC Highway 68 Overlay District, which requires a 30-foot street planting yard, screening of parking and loading areas, and limited signage. There is also a provision contained in the ordinance that prohibits corrugated metal as a finishing material for buildings.

**Other Plans - N/A****Staff/Agency Comments****Water Resources****Housing and Community Development**

No additional comments.

**Planning**

The subject site consists of an undeveloped parcel situated between NC 68 HWY and Thatcher Road. To the north is also an undeveloped parcel and to the south are a few industrial establishments. Topographically, the site slopes westwards from NC 68 HWY, putting the highway at a higher elevation than the subject site. It is the intent of the applicant to develop this site as a contractor's office with outside storage of materials (non binding if not added as a condition).

The subject site lies within the Airport Noise Overlay District which calls for building height restriction as outlined in the PTI airport master plan and also the prohibition of residential uses except single family detached dwellings on lots which are forty thousand (40,000) square feet or larger in area.

The subject site also lies within the boundaries of the NC Highway 68 Scenic Corridor Overlay District. This overlay district calls for appropriate screening as much as reasonably possible from view from NC Highway 68.

In addition to the requirements of the overlay, staff would encourage the applicant to add more conditions or provisions to the request to screen the proposed use as much as possible from the highway.

Staff believes that this request is consistent with the Generalized Future Land Use Map (GFLUM). Staff is also of the opinion that the request will be compatible with the existing development and trends in the surrounding neighborhood.

**STAFF RECOMMENDATION**

Staff recommends **approval** of the requested **CD-HI** (Conditional District-Heavy Industrial) zoning district.