



Z-10-06-001

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

Zoning Commission Hearing Date: June 14, 2010

GENERAL INFORMATION

APPLICANT Frank Edmondson for Schwarz Properties, LLC

HEARING TYPE Rezoning

REQUEST LI (Light Industrial) to
CD-GB (Conditional District-General Business)

CONDITIONS 1. Uses: Limited to all uses permitted in the GB zoning district **except** sexually oriented businesses, convenience stores (with fuel pumps) and any use with a drive-thru.

LOCATION **2707 South Elm-Eugene Street**, generally described as the east side of South Elm-Eugene Street, south of Eisenhower Avenue and north of East Meadowview Road

PARCEL ID NUMBER(S) **7863641318 and 7863641416**

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

TRACT SIZE ~0.66 Acres

TOPOGRAPHY Slopes to the south

VEGETATION Institutional landscaping

SITE DATA

Existing Use	Vacant warehouse/industrial building	
	Adjacent Zoning	Adjacent Land Uses
N	LI (Light Industrial)	Metal fabrication shop
E	LI (Light Industrial) and RM-18 (Residential-Multi Family)	Undeveloped
W	SC(Shopping Center)	Shopping Center
S	LI (Light Industrial)	Convenience store with fuel pumps

Zoning History

Case #	Date	Request Summary
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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 IND-L

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (LI)	Requested (CD-GB)
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 retail, service, and office uses. The district is typically located along thoroughfares in areas which have developed with minimal front setbacks.

*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 South Buffalo Creek
Floodplains	<2000 ft
Streams	Possible stream onsite, stream must be identified, buffers may apply
Other	If greater than 1 acre is to be disturbed, then Phase 2 requirements must be met.

Utilities

Potable Water
Waste Water

Airport Noise Cone

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

Landscaping Requirements * Not applicable providing existing structure remains.

Location Required Planting Yard Type and Rate

North	NA
South	NA
East	NA
West	NA

Tree Preservation Requirements

Acreage Requirements

0.66 Not applicable providing existing structure remains.

Transportation

- Street Classification: S. Elm-Eugene Street – Major thoroughfare.
- Site Access: All access must be designed and constructed to the City of Greensboro standards.
- Traffic Counts: S. Elm-Eugene Street ADT = 26,800 (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 12, Randleman Road/S. Elm Eugene Street.
- Traffic Impact Study: No, not required per TIS Ordinance.
(TIS)
- Street Connectivity: N/A.
- Other: N/A.

IMPACT ANALYSIS

Land Use Compatibility

The proposed **CD-GB** (Conditional District-General Business) 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-GB** (Conditional District-General Business) zoning district is consistent with this GFLUM designation per adopted Council policy.

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.

POLICY 4C.1: Establish standards for and promote new forms of 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.

POLICY 7A.2: Encourage "home-grown" and community-based businesses and entrepreneurs with special emphasis on increasing the number of minority-owned businesses in traditionally underserved parts of the community.

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 – N/A

Other Plans - N/A

Staff/Agency Comments

Water Resources - N/A

Housing and Community Development**Planning**

The 0.66 acre parcel under consideration is located at the east side of South Elm-Eugene Street, south of Eisenhower Avenue and north of East Meadowview Road. The subject site currently comprises of a vacant wholesale/warehouse building. This part of the City is generally developed with varying densities and intensities of residential, commercial and industrial uses. More specifically, in the immediate vicinity, is a shopping center, an industrial park, auto parts stores, single- and multi-family dwellings, convenience stores with fuel pumps and government offices.

This rezoning request, if approved, will help promote a diverse mix of uses in the general area and encourage the reuse of an underutilized/abandoned property. 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.

This request, although compatible with the surrounding development, would be more meaningful if the whole block fronting on South Elm-Eugene Street would be rezoned to General Business. Staff would also like to point out that this request is in no way diminishing the stock of industrial properties in the City nor encouraging the conversion of industrial properties to commercial uses. This request will rather serve to complement the overall mix of uses found in this area.

Staff believes that this request is consistent with the intent and purpose of the zoning code and the Comprehensive Plan Policies (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-GB** (Conditional District-General Business) zoning district.