



Z-10-06-002

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

Zoning Commission Hearing Date: July 12, 2010

GENERAL INFORMATION

APPLICANT	Donna Bell for Guilford County Schools
HEARING TYPE	Rezoning
REQUEST	CD-LI (Conditional District-Light Industrial) to CD-LI (Conditional District-Light Industrial)
CONDITIONS	1. Use: limited to school bus storage primarily during the months of May, June, July and August. 2. One curb cut on O'Ferrell Street. 3. A landscaped sight barrier to be constructed by Guilford County Schools along the edge of the property as it abuts the western margin of O'Ferrell for a distance of approximately 660 feet and for a distance of approximately 120 feet along the southern property line. 1. <u>Uses: Property to be used for utility equipment and storage yard.</u> 2. <u>Property shall not have access from O'Ferrell Street.</u> 3. <u>A landscape buffer consisting of a 50-foot wide type "A" planting yard shall be provided along the O'Ferrell Street frontage of the site. The buffer shall also include the installation of an 8-foot tall opaque fence along the western edge of the buffer.</u> <i>(bold and underline denotes added condition, strike through denotes deleted conditions)</i>
LOCATION	A portion of 3920 Naco Road , generally described as the southwest corner of the intersection of Naco Road and O'Ferrell Street
PARCEL ID NUMBER(S)	A portion of 7884284423
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). 43 notices were mailed to those property owners in the mailing area.
TRACT SIZE	~1.85 Acres

TOPOGRAPHY Slopes to the west
VEGETATION Open landscape with mature trees

SITE DATA

Existing Use Vacant

	Adjacent Zoning	Adjacent Land Uses
N	PI (Public and Institutional)	Elementary school
E	RS-9 (Residential-Single Family)	Single-Family dwellings
W	LI (Light Industrial)	Guilford County Schools maintenance facility
S	RS-9 (Residential-Single Family)	Single-Family dwellings

Zoning History

Case #	Date	Request Summary
2840	07/20/2010	Rezoned from RS-9 to CD-LI with the following conditions: <ol style="list-style-type: none"> 1. Use: limited to school bus storage primarily during the months of May, June, July and August. 2. One curb cut on O’Ferrell Street. 3. A landscaped sight barrier to be constructed by Guilford County Schools along the edge of the property as it abuts the western margin of O’Ferrell for a distance of approximately 660 feet and for a distance of approximately 120 feet along the southern property line. <p>This property has been zoned RS-9 since July 1, 1992. Prior to the implementation of the Unified Development Ordinance (UDO), it was zoned RES 90-S</p>

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 South Buffalo Creek

Floodplains N/A

Streams N/A

Other: If more than 1acre is to be disturbed, 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

Location	Required Planting Yard Type and Rate
North	Street Yard - minimum width 8'; 2 canopy tree per 100', 17 shrubs per 100'
South	Type A Yard – avg. width 50'; 4 canopy trees per100'; 10 understory trees per 100'; 33 shrubs per 100'
East	See condition # 3 above.
West	Not applicable

Tree Preservation Requirements

Acreage	Requirements
38.51	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: Naco Road – Collector Street, O’Ferrell Street – Local Street.

Site Access: All access must be designed and constructed to the City of Greensboro Standards.

Traffic Counts: No counts 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:	Yes, route 10, E. Market Street.
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 Corporate Park and Low Density Residential**. The requested **CD-LI** (Conditional District-Light Industrial) 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.

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.

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.

Mixed Use Corporate Park: This designation is intended for large tracts of undeveloped land near the City's fringe that are appropriate for well planned, larger scale business/employment parks with supporting uses such as retail, hotels, and residential. Primary uses such as office, flex office, technology research and development, light manufacturing, distribution, and assembly should be placed in a campus-like or "corporate park" setting with generous,

linked open space to maximize value and to promote visual quality and compatibility with the surrounding area. Pedestrian-friendly features such as buildings placed near the street, sidewalks, and trails leading to nearby uses such as retail and housing should be encouraged.

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 subject site consists of the back portion of 3920 Naco Road, which fronts on O’Ferrell Street and zoned CD-LI. This strip is approximately 660 feet deep and 120 feet wide.

The applicant, Guilford County Schools, intends to reuse this site for the storage of manufactured classrooms and other equipment, necessitating the rezoning of the site to eliminate the previous conditions that limited the use of the site to only school bus storage primarily during the months of May, June, July and August.

In addition to the new proposed use, the applicant is also proposing 2 new conditions which will, among other things, prohibit access to the site from O’Ferrell Street and also provide for a landscape buffer in addition to an 8-foot tall opaque fence along O’Ferrell Street. Staff believes that the new proposed conditions are more restrictive and will better protect the neighborhood from any negative impacts that the proposed new use might generate.

Staff believes that this request is generally 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 compatible with existing developments and trends in the surrounding neighborhood; especially with the added conditions.

STAFF RECOMMENDATION

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