



Z-10-10-001

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

Zoning Commission Hearing Date: October 11, 2010

GENERAL INFORMATION

APPLICANT	Joe Bostic
HEARING TYPE	Original zoning
REQUEST	County LI (Light Industrial) to City CD-LI (Conditional District-Light Industrial)
CONDITIONS	1. Uses will be limited to the following: a. Child day care center, elementary and secondary schools with a maximum of 125 students. b. A maximum of 8000 square feet of all office uses and medical facilities permitted in the LI (Light Industrial) zoning district. c. A maximum of 8000 square feet of all government facilities permitted in the LI (Light Industrial) zoning district. d. A place of religious assembly.
LOCATION	A portion of 500 Kivett Dairy Road , generally described as west of Kivett Dairy Road and north of Knox Road.
PARCEL ID NUMBER(S)	8804638000 (portion of).
PUBLIC NOTIFICATION	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). 16 notices were mailed to those property owners in the mailing area.
TRACT SIZE	~2.70 Acres
TOPOGRAPHY	Rolling
VEGETATION	Institutional landscaping

SITE DATA

Existing Use	Vacant office building	
	Adjacent Zoning	Adjacent Land Uses
N	County AG (Agriculture)	Undeveloped
E	County LI (Light Industrial)	Undeveloped
W	County AG (Agriculture)	Single-Family dwelling
S	City LI (Light Industrial)	Warehouse

Zoning History

Case #	Date	Request Summary
		N/A

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (County LI)	Requested (City 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 Lake MacIntosh Watersupply Watershed, site drains to Little Alamance Creek

Floodplains N/A

Streams Streams have not been identified at this time. If any perennial or intermittent streams are found onsite, appropriate buffer will be required.

Other: High Density Development (>24% impervious) requires a BMP, Low Density (<24% imp.) requires a scoresheet. Any new development on site must meet current watershed requirements (Phase 2 rules)

Utilities

Potable Water

Waste Water

Airport Noise Cone

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

Landscaping Requirements

Kivett Dairy Rd.: Street Yard – minimum width 10'; 2 canopy trees per 100', 17 shrubs per 100'

All other property lines: Type C Yard – average width 15'; 2 canopy trees per 100', 3 understory trees per 100', 17 shrubs per 100'

Parking Lots: 1 canopy tree per every 12 spaces

Vehicular Use Area Screening

The perimeter of all vehicular use areas must be screened from any abutting residentially zoned property. Such screening must consist of one or a combination of the following 2 options:

A 4-foot-high masonry wall; or

A planting yard with a minimum width of 5 feet, a 100% sight-obscuring fence with a height of at least 6 feet and at least one evergreen understory tree per 30 linear feet of planting yard (planted on the outside of the fence).

The perimeter of all vehicular use areas containing 10 or more parking spaces or 400 square feet or more paved area must be screened from all abutting rights-of-way. Such screening must consist of one or a combination of the following 2 options:

A minimum 5-foot wide planting yard and enough evergreen shrubs to form a continuous visual screen at least 2.5 feet in height and a maximum of 3.5 feet in height; or

A minimum 5-foot wide planting yard with a combination of vegetation and open decorative fencing at least 2.5 feet in height and a maximum of 3.5 feet in height.

**Tree Preservation Requirements
Acreage**

Requirements

2.70 ac. 5% of lot size

Transportation

Street Classification: Kivett Dairy Road – Local Street.

Site Access: Existing. All access must be designed and constructed to the City of Greensboro and/or NCDOT 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 are no sidewalks in the area nor are there any plans to build sidewalk in the area.

Transit in Vicinity: No.

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-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 Interim Potential Employment Center Requiring Further Study. The requested **CD-LI** (Conditional District-Light Industrial) zoning district is consistent with this GFLUM designation.

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.

Community Facilities Goal: Provide community facilities, services, and infrastructure in a cost-effective manner to meet citizens' needs, contribute to quality of life, and support desired land use patterns.

POLICY 9C.3: Ensure that service delivery departments are provided with adequate new resources to serve newly annexed areas.

Connections 2025 Map Policies

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.

Interim Potential Employment Center – Pending Further Study:

Areas that require further study to determine the best land use classification. These areas have been identified as potential employment centers primarily due to: topography, the existence of large parcels, proximity to other business uses, and convenient access to highways. In the process of developing a Generalized Future Land Use map utilizing the full range of permanent land use classifications, these areas will be studied in more detail and provide opportunities for input from citizens within these areas.

CONFORMITY WITH OTHER PLANS**City Plans – N/A****Other Plans – Guilford County Northeast Area Plan Update, 2008.**

The subject property is designated Light Industrial in the Guilford County Northeast Area Plan 2008 Update.

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

No additional comments.

Planning

This original zoning request is accompanied by a voluntary annexation petition initiated by the property owner.

The approximately 2.7-acre subject site is currently developed as an office building. Per the conditions submitted, the applicant intends to reuse the office building as a child day care center, elementary and secondary schools with a maximum of 125 students or a maximum of 8000 square feet of all office uses and medical facilities permitted in the LI (Light Industrial) zoning district or a maximum of 8000 square feet of all government facilities permitted in the LI (Light Industrial) zoning district or and a place of religious assembly.

This request conforms to the general trend in the area and if approved will help promote a diverse mix of uses and densities in the general area without negatively impacting the overall mix of uses found in the general vicinity. Approving this request will also help 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. It will also

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.

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 in the surrounding area.

STAFF RECOMMENDATION

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