



Z-11-01-005

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

Zoning Commission Hearing Date: January 10, 2011

GENERAL INFORMATION

APPLICANT City of Greensboro for Guilford Square Developers, LLC. et al
HEARING TYPE Original Zoning
REQUEST **County HB** (Highway Business) to **City C-M** (Commercial-Medium)
CONDITIONS None
LOCATION **3105-3113 Cedar Park Road**, generally described as north of Cedar Park Road and west of Bridgepoint Road
PARCEL ID NUMBER(S) **7883390573, 7883391209 and 7883380937**
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). **22** notices were mailed to those property owners in the mailing area.
TRACT SIZE ~24.89 Acres
TOPOGRAPHY Slopes to the west
VEGETATION Institutional landscaping

SITE DATA

Existing Use	Hotel	
	Adjacent Zoning	Adjacent Land Uses
N	County HB (Highway Business)	Undeveloped
E	County HB (Highway Business)	Hotel
W	County HB (Highway Business) and City C-M (Commercial-Medium)	Auto repair shop
S	County AG (Agriculture)	I-40/I-85 interchange

Zoning History

Case #	Date	Request Summary
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N/A

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (County HB)	Requested (City C-M)
Max. Density:	N/A	N/A
Typical Uses	<p>Primarily intended to accommodate a retail, service, and distributive uses which are typically located along thoroughfares. The district is established to provide locations for establishments which cater primarily to passing motorists and require high visibility and good road access. Developments in this district generally have substantial front setbacks.</p>	<p>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.</p>

**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

Environmental/Soils

Water Supply Watershed	Site drains to South Buffalo Creek
Floodplains	Floodway onsite, no development is allowed in the floodway unless engineering certifications and floodplain models are submitted.
Streams	Perennial stream onsite. 50' stream buffer (on each side of the stream) is required. First 30' must remain undisturbed and very few uses are allowed on the next 20'. There is another perennial stream that runs on the east side of the property. Same buffers apply.
Other:	The potential to further develop this site, specifically developing on the north part of this site is slim. Floodway and floodplain conditions make development challenging.

Utilities

Potable Water	N/A
Waste Water	N/A

Airport Noise Cone

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

Landscaping Requirements

Not Applicable until such time as development is proposed.

Tree Preservation Requirements Acreage

Requirements

Not Applicable until such time as development is proposed.

Transportation

Street Classification: Lee Street – Major Thoroughfare, Cedar Park Road – Collector Street.

Site Access: Existing

Traffic Counts: Lee Street ADT = 14,863.

Trip Generation: N/A.

Sidewalks: Sidewalks are a requirement of the Development Ordinance. 6' sidewalk with a 4' 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. Sidewalk doesn't exist nor are there any plans for the City to build sidewalk along the frontage of this property.

Transit in Vicinity: No transit in the area.

Traffic Impact Study: No, not required per TIS Ordinance.
(TIS)

Street Connectivity: N/A.

Other: N/A.

IMPACT ANALYSIS

Land Use Compatibility

The proposed **City C-M** (Commercial-Medium) 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. The requested **City C-M** (Commercial-Medium) 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.

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

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

No additional comments.

Planning

This original zoning request is being initiated by the City of Greensboro pursuant to a utility agreement and voluntary annexation petition signed by the property owner.

The approximately 24.89-acre subject site is currently partially developed as a hotel with the northern and western portions undeveloped. Adjoining the site to the north, east and west is County HB zoning district and to the south is county AG zoning district. Land uses in the immediate vicinity are hotels, warehouses and equipment rental facilities.

Approving this request will 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 **City C-M** (Commercial-Medium) zoning district.