



Z-11-01-004

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 State of North Carolina

**HEARING TYPE** Original Zoning

**REQUEST** **County AG** (Agriculture) and **County HB** (Highway Business) to **City PI** (Public and Institutional)

**CONDITIONS** None

**LOCATION** **3205 East Lee Street**, generally described as north of East Lee Street and east of Florida Street

**PARCEL ID NUMBER(S)** **7883197844, 7884214045 and a portion of 78840271773**

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

**TRACT SIZE** ~72.43 Acres

**TOPOGRAPHY** Undulating

**VEGETATION** Wooded

**SITE DATA**

<b>Existing Use</b>	Undeveloped	
	<b>Adjacent Zoning</b>	<b>Adjacent Land Uses</b>
N	County AG (Agriculture) and City PI (Public and Institutional)	NC A&T Farm
E	County AG (Agriculture) and County HB (Highway Business)	Undeveloped
W	City PI (Public and Institutional)	Gateway University Research Park
S	County HB (Highway Business) and County LI (Light Industrial)	Penske Truck Leasing and an auto repair shop

**Zoning History**

Case #	Date	Request Summary
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N/A

**ZONING DISTRICT STANDARDS**

**District Summary \***

Zoning District Designation:	Existing (County AG)	Existing (County HB)	Requested (City PI)
Max. Density:	N/A	N/A	N/A
Typical Uses	Primarily intended to accommodate uses of an agricultural nature including farm residences and farm tenant housing. It also accommodates scattered nonfarm residences on large tracts of land.	Primarily intended to accommodate retail, service, and distributive uses which are typically located along thoroughfares.	Primarily intended to accommodate mid- and large-sized public, quasi-public, and institutional uses which have a substantial land use impact or traffic generation potential. It is not intended for smaller public and institutional uses customarily found within residential areas.

*\*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	Site is in the Floodway and Special flood Hazard Area. No development is allowed in the Floodway unless engineering analysis and certifications are submitted.
Streams	South Buffalo Creek runs thru the middle of the property. 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'.
Other:	The potential for development on this site is slim because the 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.
Site Access:	Existing.
Traffic Counts:	Lee Street ADT = 14,863 (2007).
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 has been partially built and will be built at full build out.
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 **City PI** (Public and Institutional) 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 PI** (Public and Institutional) 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.

*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 7C:* Ensure that city land use policies and regulations allow for an adequate supply of land to accommodate economic development.

**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**

The Generalized Future Land Use Map (GFLUM) designates this location as 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.

The approximately 72.43-acre subject site is currently undeveloped but forms part of the NC A&T research farm. Adjoining the subject site to the west is the Gateway University Research Park and in the immediate vicinity are various uses such as a truck leasing center, an auto repair shop and hotels.

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

**STAFF RECOMMENDATION**

Staff recommends **approval** of the requested **City PI** (Public and Institutional) zoning district.