



**Area 2011-6**  
**Planning & Community Development**  
**Zoning Staff Report and Plan Amendment Evaluation**

**Zoning Commission Hearing Date: May 9, 2011**

**GENERAL INFORMATION**

<b>APPLICANT</b>	City of Greensboro for North Carolina Student Housing LLC. et al
<b>HEARING TYPE</b>	Original zoning
<b>REQUEST</b>	<b>County PI</b> (Public and Institutional), <b>County HI</b> (Heavy Industrial), <b>County LI</b> , (Light Industrial), <b>County HB</b> (Highway Business) and <b>County AG</b> (Agriculture) to <b>City HI</b> (Heavy Industrial), <b>City PI</b> (Public and Institutional), <b>City LI</b> , (Light Industrial), <b>City R-3</b> (Residential-Single Family), <b>City R-5</b> (Residential-Single Family) and <b>City C-M</b> (Commercial-Medium)
<b>CONDITIONS</b>	N/A
<b>LOCATION</b>	Generally located along East Lee Street, Cedar Park Road, and Interstate 40/85
<b>PARCEL ID NUMBER(S)</b>	<b>Multiple</b>
<b>PUBLIC NOTIFICATION</b>	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). <b>314</b> notices were mailed to those property owners in the mailing area.
<b>TRACT SIZE</b>	~330.5 Acres
<b>TOPOGRAPHY</b>	Undulating
<b>VEGETATION</b>	Residential and institutional landscaping

**SPECIAL INFORMATION**

**Overlay District Ordinance/Historic Preservation – N/A**

**Environmental/Soils**

Water Supply Watershed Site drains to South Buffalo Creek

Floodplains Onsite. Floodway is also onsite. No development or disturbance is allowed within the Floodway. A Floodplain Development Permit is required for ANY disturbance within the Floodplain

Streams Yes, 50 FT stream buffer required. FEMA mapped streams may have a larger Flood non-encroachment

Other: If >1acre of disturbance is proposed site must meet Phase 2 requirements

**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 a development plan is submitted.

**Tree Preservation Requirements** Not Applicable; until such time as a development plan is submitted.

**Acreage Requirements**

**Transportation**

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

Site Access: Access is existing.

Traffic Counts: E. Lee Street ADT = 14,863 (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 are sections of sidewalk existing on E. Lee Street.

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 HI** (Heavy Industrial), **City PI** (Public and Institutional), **City LI** (Light Industrial), **City R-3** (Residential-Single Family), **City R-5** (Residential-Single Family) and **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 HI (Heavy Industrial), City PI (Public and Institutional), City LI, (Light Industrial), City R-3 (Residential-Single Family), City R-5 (Residential-Single Family) and City C-M (Commercial-Medium) zoning districts are generally 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.

*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.

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

*POLICY 7C.1:* Ensure that adequate land is zoned and has infrastructure available for the various stages of business 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.

*POLICY 9A.5:* Continue to link City-initiated annexations and approvals of annexation petitions for water/sewer extension policies regarding designated growth 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.

### **CONFORMITY WITH OTHER PLANS**

**City Plans – N/A**

**Other Plans – N/A**

### **Staff/Agency Comments**

#### **Community Development**

#### **Planning**

This original zoning request is being initiated by the City of Greensboro pursuant to an annexation process initiated by the City of Greensboro.

The subject site consists of industrial, commercial, and institutional properties and highway rights-of-way along East Lee Street, Cedar Park Road, and Interstate 40/85. The extension of City services into this area, and its placement under City land development regulations, will help upgrade the service level to existing establishments in the area, reinforce the positive impact of the substantial public and private investments taking place just inside the current city limit line, and help to maximize the economic development benefits from this highly visible gateway into the city.

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.

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 HI** (Heavy Industrial), **City PI** (Public and Institutional), **City LI** (Light Industrial), **City R-3** (Residential-Single Family), **City R-5** (Residential-Single Family) and **City C-M** (Commercial-Medium) zoning districts.