



**Area 2011-5**  
**Planning & Community Development**  
**Zoning Staff Report and Plan Amendment Evaluation**

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

**GENERAL INFORMATION**

**APPLICANT** City of Greensboro for Kenan Transport LLC. et al

**HEARING TYPE** Original zoning

**REQUEST** **County HI** (Heavy Industrial) to  
**City HI** (Heavy Industrial)

**CONDITIONS** N/A

**LOCATION** **1031 Boulder Road** and portions of **1061 Boulder Road**  
and **1071 Boulder Road**, generally described as east of  
Boulder Road and south of South Chimney Rock Road

**PARCEL ID NUMBER(S)** **7824411913, 7824317488 (portion of) and 7824317164**  
**(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).  
**31** notices were mailed to those property owners in the  
mailing area.

**TRACT SIZE** ~6.24 Acres

**TOPOGRAPHY** Undulating

**VEGETATION** Institutional landscaping

**SITE DATA**

<b>Existing Use</b>	Transportation and logistics
<b>Adjacent Zoning</b>	<b>Adjacent Land Uses</b>
N HI (Heavy Industrial)	Warehouses
E HI (Heavy Industrial)	Carolina Cast Stone Inc.
W HI (Heavy Industrial)	Warehouse
S HI (Heavy Industrial)	Warehouse

**Zoning History**

Case #	Date	Request Summary
		N/A

**ZONING DISTRICT STANDARDS**

**District Summary \***

Zoning District Designation:	Existing (County HI)	Requested (HI)
Max. Density:	N/A	N/A
Typical Uses	Primarily intended to accommodate a wide range of assembling, fabricating, and manufacturing activities. The district is established for the purpose of providing appropriate locations and development regulations for uses, which may have significant environmental impacts or require special measures to ensure compatibility with adjoining properties.	Primarily intended to accommodate wide range of assembling, fabricating, and manufacturing activities. The district is established for the purpose of providing appropriate locations and development regulations for uses which may have significant environmental impacts or require special measures to ensure compatibility with adjoining properties.

*\*These regulations may not reflect all requirements for all situations; see the City of Greensboro Development Ordinance for all applicable regulations for site requirements for this zoning district.*

**SPECIAL INFORMATION**

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

**Environmental/Soils**

Water Supply Watershed	Site drains to Upper Randleman Watersupply Watershed, East Fork Deep River Subbasin
Floodplains	N/A
Streams	N/A
Other:	Site must meet current watershed requirements. If High Density (70% BUA) development is propose site must be treated by a water quality device. If Low Density (25% BUA) is proposed, site must meet scoresheet 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: Boulder Road – Collector Street.

Site Access: Commercial access for the site is existing.

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 is not sidewalk along the Boulder Road frontage nor are there any plans to build any.

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 HI** (Heavy 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 **Industrial/Corporate Park**. The requested **City HI** (Heavy Industrial) zoning district is 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.

*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 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**

Industrial/Corporate Park: This designation applies to areas where present or anticipated uses include both light and heavy industrial uses, such as manufacturing, assembly, and fabrication; wholesaling and distribution; and corporate office and technology parks, which may be introduced to replace older heavy industrial uses. Although new residential development is discouraged in areas designated for this land use category, pre-existing residential uses may be present in or adjacent to these areas. As established industrial areas redevelop, such residential, institutional, or similar uses should be protected from adverse impacts (heavy truck traffic, significant outside storage, factors such as noise, dust, and glare, etc.) through performance-based standards, buffers, and proper separation from noxious uses.

### **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 an industrial site in addition to the rear portions of two other industrial properties. As a result of the 2008 approval of annexation petitions covering the areas surrounding this subject site, the subject site is currently surrounded by the present Greensboro city limits (see map). The annexation and assignment of original City zoning to this site will allow more cost-effective provision of City services.

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) zoning district.