



Z-11-05-003

**Planning & Community Development
Zoning Staff Report and Plan Amendment Evaluation**

Zoning Commission Hearing Date: May 9, 2011

GENERAL INFORMATION

APPLICANT	Gary Wolf for South Atlantic Bonded Warehouse Corporation
HEARING TYPE	Rezoning
REQUEST	BP (Business Park) to CD-LI (Conditional District-Light Industrial)
CONDITIONS	<ol style="list-style-type: none">1. Uses: Limited to all Business Park uses allowed in the Light Industrial zoning district and sheet metal shop, and welding, machine and tool repair shop.2. No outside storage shall be permitted.3. All sheet metal and welding work shall be performed inside the building located on the property.
LOCATION	719 North Regional Road , generally described as west of Regional Road, north of Business Park Drive and south of Caindale Drive.
PARCEL ID NUMBER(S)	7816731263
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). 35 notices were mailed to those property owners in the mailing area.
TRACT SIZE	~6.84 Acres
TOPOGRAPHY	Generally flat
VEGETATION	Institutional landscaping

SITE DATA

Existing Use

Warehouse/office building

Adjacent Zoning

Adjacent Land Uses

N BP (Business Park)

Offices and warehouse

E BP (Business Park)

Offices and single-family dwellings

W BP (Business Park)

Offices and warehouse

S LI (Light Industrial)

Warehouse

Zoning History

Case #	Date	Request Summary
--------	------	-----------------

This property has been zoned BP (Business Park) since July 1, 2010. Prior to the implementation of the Land Development Ordinance (LDO), it was zoned CP (Corporate Park).

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (BP)	Requested (CD-LI)
Max. Density:	N/A	N/A
Typical Uses	Primarily intended to accommodate office complexes, warehouse, research and development, and assembly uses on large sites in a planned, campus-like setting that emphasizes natural characteristics and landscaping. The district may also contain retail and service uses which customarily locate within planned employment centers.	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 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

NC Highway 68 Scenic Corridor Overlay District

Environmental/Soils

Water Supply Watershed Site drains to WS IV, Lower Randleman Water Supply Watershed, Brush Creek Subbasin.

Floodplains N/A

Streams N/A

Other: If new BUA is proposed, it must be treated by a water quality device. Max BUA allowed for watershed is 40%BUA for High Density, 12% for Low Density

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

Required planting yards were to be installed as part of original building construction. It is the property owner’s responsibility to maintain the landscaped planting yards. To determine whether or not the existing plant material is in compliance; the property owner shall contact the landscape planner at 373-2150 to arrange for an onsite inspection. At that time any dead, dying or missing plant material shall be replaced.

Tree Preservation Requirements – Not applicable until such time as a redevelopment plan is submitted.

Acreage

Requirements

Transportation

Street Classification: Regional Road – Collector Street.

Site Access: Commercial driveway access is existing for this site.

Traffic Counts: Regional Road ADT = 9,029 (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 is not sidewalk along the Regional 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 **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 **Industrial/Corporate Park**. The requested **CD-LI** (Conditional District-Light 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.

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

No additional comments.

Planning

The subject site currently consists of a furniture showroom, offices and a warehouse. The immediate vicinity includes older single-family dwellings, new multifamily dwellings, offices

and warehouses. In close proximity is the PTI airport and its associated ancillary services and support ventures. The applicant intends to add sheet metal, welding, machine and tool repair shops to the permitted uses at this site, necessitating this rezoning request.

Staff believes that this request is compatible with the surrounding uses and approving this request will help promote a diverse mix of uses, and densities in the general area without impacting the overall mix of uses found in this vicinity. It will also promote a healthy, diversified economy with a strong tax base and opportunities for employment and entrepreneurship while at the same time promoting sound investment in Greensboro's urban areas.

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 and trend in the surrounding area especially as the PTI airport expands in size and operations.

STAFF RECOMMENDATION

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