



# **Z-18-06-007**

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

**Zoning Commission Hearing Date: June 18, 2018**

### **GENERAL INFORMATION**

<b>APPLICANT</b>	Carvana, LLC for JTF Investments, LLC
<b>HEARING TYPE</b>	Rezoning Request
<b>REQUEST</b>	CD-LI (Conditional District – Light Industrial) to CD-LI (Conditional District – Light Industrial) with the following conditions:
<b>CONDITIONS</b>	<ol style="list-style-type: none"><li>1. The following uses shall be prohibited: Funeral Homes and Crematoriums; Animal Shelters; Truck Driving Schools; Taxi Dispatch Terminals; Garden Center/Nurseries; Manufactured and Modular Home Sales; and Truck Stops.</li><li>2. No building shall be greater than 85 feet in height.</li></ol>
<b>LOCATION</b>	4830 Koger Boulevard
<b>PARCEL ID NUMBER(S)</b>	<b>7833984929</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>12</b> notices were mailed to those property owners in the mailing area.
<b>TRACT SIZE</b>	1.56 Acres
<b>TOPOGRAPHY</b>	Undulating
<b>VEGETATION</b>	Institutional
<b><u>SITE DATA</u></b>	
<b>Existing Use</b>	Vacant religious assembly use

	<b>Adjacent Zoning</b>	<b>Adjacent Land Uses</b>
N	LI (Light Industrial)	I-40
E	BP (Business Park) CD-C-M (Conditional District – Commercial Medium)	Vacant Movie Theater
W	BP (Business Park)	Office Building
S	CD-LI (Light Industrial)	Pet Hotel (Under Construction)

**Zoning History**

Case #	Date	Request Summary
4081	December 2, 2016	The property was rezoned from CD-LI to CD-LI with the following conditions: 1. Uses shall be limited to all uses permitted in the LI district except uses within the Industrial and Manufacturing Use Category; Vehicle Sales and Service uses; Funeral Homes and Crematoriums; Animal shelters; Truck Driving Schools; Taxi Dispatch Terminals; Garden Center/Nurseries; Manufactured and Modular Home Sales; and Truck Stops.

**ZONING DISTRICT STANDARDS**

**District Summary \***

Zoning District Designation:	Existing (CD-LI)	Requested (CD-LI)
Max. Density:	N/A	N/A
Typical Uses	Conditioned to allow Light Industrial uses, except uses within the Industrial and Manufacturing Use Category; Vehicle Sales and Service uses; Funeral Homes and Crematoriums; Animal shelters; Truck Driving Schools; Taxi Dispatch Terminals; Garden Center/Nurseries; Manufactured and Modular Home Sales; and Truck Stops.	Conditioned to allow Light Industrial uses, except Funeral Homes and Crematoriums; Animal Shelters; Truck Driving Schools; Taxi Dispatch Terminals; Garden Center/Nurseries; Manufactured and Modular Home Sales; and Truck Stops.

*\*These regulations may not reflect all requirements for all situations; see the City of Greensboro Land 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 S. Buffalo Creek, non-watersupply watershed Watershed

Floodplains < 2000LF

Streams N/A

Other: If >1acre is disturbed and the BUA is increased, site must meet Phase 2 requirements – water quality and water quantity control must be addressed. Existing BUA on site is grandfathered.

**Utilities (Availability)**

Request a water/sewer feasibility from Kenny Treadway 336-373-2033

**Airport Overlay District & Noise Cone**

n/a

**Landscaping & Tree Conservation Requirements**

Landscaping and Tree Conservation will be applicable to redevelopment or expansions of use that disturb greater than 3,000 s.f.

**Landscaping:**

**Street Yards:**

Street planting yards must be installed abutting public street rights-of-way. The required street planting yard must have a minimum width of 10 feet (as measured from the outside edge of the right-of-way or the back of the sidewalk, whichever is further from the street centerline) and include at least 2 canopy trees and 17 shrubs per 100 linear feet of required street planting yard, not including allowed driveways.

**Buffer Yards:**

Adjacent to vacant property or commercial or educational uses: Vehicular Use Area buffer yard (see below) between any parking lot or drive aisle and the adjacent property line.

**Parking Lots:**

When a parking lot or other vehicular use area abuts a vacant site or a site with the same land use classification as the subject site, a planting yard with a minimum width of 5 feet must be provided between the parking lot/vehicular use area and the abutting (interior) property line. This required planting area must be landscaped with at least 2 understory trees and 18 evergreen shrubs per 100 linear feet.

Trees for required parking spaces: 1 canopy tree per 12 spaces, in islands or medians within the

parking lot.

**Tree Conservation:**

For 1.56 acres, 5% of disturbed area to be dedicated in critical root zone for Tree Conservation for expansions of use, or 5% of parcel size dedicated in critical root zone for redevelopment.

**Transportation**

Street Classification: Koger Boulevard – Local Street.  
Marithe Court – Local Street.

Site Access: All access(s) must be designed and constructed to the City of Greensboro standards.

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. Sidewalk does not exist along the frontage of this property.

Transit in Vicinity: Yes, GTA Route 1 (West Wendover Avenue) is adjacent to subject property, along Koger Boulevard

Traffic Impact Study: No TIS required per TIS Ordinance.  
(TIS)

Street Connectivity: N/A.

Other: N/A.

**IMPACT/POLICY ANALYSIS**

**Land Use Compatibility**

The proposed **CD-LI (Conditional District – Light Industrial)** zoning, as conditioned, 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 Commercial**. The requested **CD-LI (Conditional District – Light Industrial)** zoning district, as conditioned, is generally consistent with the **Mixed Use Commercial** GFLUM designation.

**Connections 2025 Written Policies**

**Land Use Goal 4.1 – Growth Strategy:** Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

**Policy 4A:** Remove present impediments to infill and investment in urban areas.

**Policy 4B:** Target capital investments to leverage private investment in urban areas.

**Policy 4C:** Promote new patterns and intensities of use to increase economic competitiveness and enhance quality of life in urban areas.

**Policy 4D:** Identify potential opportunities and selectively target, plan and promote development/reuse initiatives.

**Community Character, Goal 5.2 – Man-Made Environment:** Preserve and enhance the character and visual quality of Greensboro’s built environment, including historic resources, private developments, and public landscapes.

**Policy 5E:** Improve the aesthetic quality of publicly owned and maintained landscapes.

**Policy 5F:** Implement and improve design standards governing the appearance of development from public roadways.

**Economic Development, Goal 7:** 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 7A:** Target city investment and regulatory policies for economic development.

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

**Transportation, Goal 8:** Develop and maintain a safe, efficient, and environmentally sound transportation system that provides convenient choices for accessing destinations throughout Greensboro and the Triad, including a range of well-integrated transit, pedestrian, and bicycle linkages.

**Policy 8A:** Maintain a roadway network that safely and efficiently accommodates vehicular traffic while supporting other community objectives defined in the Comprehensive Plan.

### **Connections 2025 Map Policies**

**Mixed Use Commercial:** This designation is intended to promote a mix of uses, of which various commercial uses remain predominant, but where residential, service, and other uses are complementary. Where applied to older highway corridors characterized by “strip” commercial uses, the intent is to encourage infill and redevelopment for a more diverse and attractive mix of uses over time. Examples include residential units over commercial uses or a wider array of economically viable uses to replace obsolete uses. Such areas also may represent opportunities for the introduction of substantial higher density and/or mixed-income housing, with negligible impacts on, or resistance from, nearby single-family neighborhoods. Ensuring that buildings are of the appropriate scale and intensity is critical, as is ensuring that sites are designed in a coordinated, as opposed to a lot-by-lot, manner. New “strip” commercial development is discouraged.

## **CONFORMITY WITH OTHER PLANS**

### **City Plans**

#### ***Sustainability Action Plan***

**Element 1)** Transportation and Land Use:

**Policy 1)** Encourage increased density, a mix of land uses and more integrated links between transportation and land use through changes to Greensboro’s Comprehensive Plan, Development Ordinance and other related plans.

**Element 2)** Green Jobs and Buildings:

**Policy 3)** Develop a coordinated City program to provide technical support, energy audits and education and outreach to increase energy efficiency and conservation in commercial and residential buildings.

**Policy 4)** Use a combination of code changes, incentives, partnerships and education to promote green building in Greensboro.

**Policy 6)** Promote more efficient use of water through education, partnerships and pilot projects.

**Element 3)** Waste Reduction and Recycling:

**Policy 7)** Employ a combination of expanded recycling infrastructure, regulations and incentives to increase Greensboro's solid waste diversion and recycling rates.

**Element 6)** Education and Outreach:

**Policy 11)** Provide technical support, awards and recognition to individuals and organizations furthering Greensboro's energy and sustainability efforts.

### **Other Plans**

n/a

## **STAFF ANALYSIS AND RECOMMENDATION**

### **Community Outreach**

Applicant is strongly encouraged to discuss this proposed rezoning and development with owners of surrounding properties.

### **Staff Analysis**

The 1.56 acre subject property currently contains a vacant religious assembly use. North of the request is I-40 (zoned LI). East of the request is vacant land (zoned BP) and a movie theater (zoned CD-C-M). South of the request is a kennel use (zoned CD-LI). West of the request is an office building (zoned BP).

The Comprehensive Plan's Future Land Use Map currently designates this property as Mixed Use Commercial. This designation is intended to promote a mix of uses, of which various commercial uses remain predominant, but where residential, service, and other uses are complementary.

The proposed CD-LI request, as conditioned, enables the property to be redeveloped in a way that is compatible with the surrounding land uses. The proposed rezoning request supports both the Comprehensive Plan's Reinvestment/Infill goal to promote sound investment in Greensboro's urban areas and the Economic Development goal to promote a healthy and diversified economy.

The request is consistent with the intent and purpose of the zoning code, the Comprehensive Plan (Connections 2025) and is generally compatible with the existing development and trend in the surrounding area.

### **Staff Recommendation**

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