



Z-18-07-003

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

Zoning Commission Hearing Date: July 16, 2018

GENERAL INFORMATION

APPLICANT	Michael S. Fox for 16 th Street Group, LLC
HEARING TYPE	Rezoning Request
REQUEST	CD-HI (Conditional District – Heavy Industrial) to CD-HI (Conditional District – Heavy Industrial) with the following condition:
CONDITIONS	<ol style="list-style-type: none">1. All uses permitted in the HI zoning district EXCEPT: Animal Shelters, Passenger Terminals, Wastewater Treatment Plant and Water Reclamation Facility, Water Treatment Facilities, Pulp and Paper Mills, Salvage Yards, Junk Yards, and Scrap Processing, Sexually Oriented Businesses, All Resource Extraction (Mining and Quarrying), and Land Clearing and Inert Debris Landfills, Major.2. All outdoor storage areas shall be screened by either an opaque fence with a minimum height of six (6) feet or by an opaque vegetative buffer.
LOCATION	2025 Sixteenth Street
PARCEL ID NUMBER(S)	7875599120
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). 32 notices were mailed to those property owners in the mailing area.
TRACT SIZE	6.39 Acres
TOPOGRAPHY	Generally flat
VEGETATION	Industrial

SITE DATA

Existing Uses

Vacant Office Building

	Adjacent Zoning
N	C-H (Commercial High)
E	C-H (Commercial High)
W	C-H (Commercial High)
S	C-H (Commercial High) and CD-C-M (Conditional District – Commercial Medium)

	Adjacent Land Uses
	Retail
	Retail Commercial
	US 29th (Commercial High) Commercial
	Religious Assembly and Vacant Retail

Zoning History

Case #	Date	Request Summary
3439	April 4, 2006	The property was rezoned to CD-HI with conditions limiting uses to office, printing, dyeing, and finishing of tags and labels, assembly of goods (including warping and weaving), warehousing and distribution of goods and accessory uses. There could be no outside storage permitted on the property. The existing building would be retained. Any new building or buildings or modifications to the existing building would be architecturally similar to the existing building. Any fencing would be for employee safety and security and will be architecturally compatible with the area. No more than two additional loading docks would be constructed. The parking lot would not be utilized for the storage of trailers.

ZONING DISTRICT STANDARDS *

District Summaries for Existing Zoning Districts

District Summary *

Zoning District Designation:	Existing (CD-HI)	Requested (CD-HI)
Max. Density:	N/A	N/A
Typical Uses	Current zoning conditions limit uses to office, printing, dyeing, and finishing of tags and labels, assembly of goods (including warping and weaving), warehousing and distribution of goods and accessory uses.	Proposed zoning conditions would limit uses to those permitted in the HI zoning district EXCEPT: Animal Shelters, Passenger Terminals, Wastewater Treatment Plant and Water Reclamation Facility, Water Treatment Facilities, Pulp and Paper Mills, Salvage Yards, Junk Yards, and Scrap Processing, Sexually Oriented Businesses, All Resource Extraction (Mining and Quarrying), and Land Clearing and Inert Debris Landfills, Major.

**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

The subject site is located within the Cone Boulevard Visual Corridor Overlay Zone, which prohibits establishment of new outdoor advertising signs therein.

Environmental/Soils

Water Supply Watershed Site drains to N. Buffalo Creek, non-watersupply watershed Watershed

Floodplains < 400LF

Streams N/A

Other: If >1 acre is disturbed and the BUA is increased, site must meet current Phase 2 requirements, Water Quality and Water Quantity must be addressed. Any new BUA must be treated by a State approved Water Quality BMP and any existing BUA that would drain to the device treated to the maximum extent practicable.

Utilities (Availability)

Potable Water Available

Waste Water Available

Airport Overlay District & Noise Cone

n/a

Landscaping & Tree Conservation Requirements

Landscaping:

Landscaping and Tree Conservation will only be required in the case of redevelopment, or of additions or expansions of use.

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 Commercial or Religious Assembly uses: Type B buffer yard, with an average width of 25', a minimum width of 20', and a planting rate of 3 canopy trees, 5 understory trees, and 25 shrubs per 100 l.f.

Parking Lots:

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

Tree Conservation:

For 6.39 acres, 10% of parcel size in critical root zone to be dedicated for Tree Conservation for redevelopment; or 10% of disturbed area for additions or expansions that disturb greater than 3,000 s.f..

Transportation

Street Classification: Sixteenth Street – Minor Thoroughfare.

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

Traffic Counts: Sixteenth Street ADT = 8,254 (GDOT, 2016)

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 Routes 6 (Summit Avenue) and 15 (Yanceville Street/Brightwood School Road) are adjacent to the subject property, along Sixteenth Street.

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-HI (Conditional District – Heavy 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 **Industrial/Corporate Park**. The requested **CD-HI (Conditional District – Heavy Industrial)** zoning district, as conditioned is generally consistent with the **Industrial/Corporate Park** GFLUM designation. The Growth Strategy Map identifies the subject site as being located within the **East Cone Boulevard / US Highway 29 Activity Center** area.

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.

Housing and Neighborhoods, Goal 6: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

Policy 6C: Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

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

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.

Activity Center: Activity Centers are existing or anticipated future concentrations of uses that function as destinations or hubs of activity for the surrounding area. Typically located in areas of mixed use shown on the Generalized Future Land Use Map, such centers are intended to include features such as a mix of higher intensity uses (housing, retail, office, etc.), compact development patterns, and pedestrian and transit linkages. A one-half mile radius (considered the limit of a comfortable walk) is shown around each activity center except for the Downtown, which functions as an activity center for the entire City. It should be noted that the locations shown on the Generalized Future Land Use Map are conceptual and do not preclude the development of Activity Centers in other locations where they would support the goals and policies of the Comprehensive Plan.

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.

Balanced Economic Development: A Strategic Plan for East Greensboro

Retail Opportunities:

Adaptive Reuse of Retail – The presence of significant “Big Box” vacancy in the E. Cone Boulevard should be addressed. A program on identifying adaptive reuse opportunities should be implemented with the following categories as the primary focus:

- City and County Government facilities
- Churches
- Early Childhood Development
- For profit educational facilities
- Library
- Medical Facility
- Interior Design Center

Target Retailers – Retailer [categories] which should be considered as top prospect for the East Greensboro Study area include:

- Grocery stores
- Home décor centers
- Sporting goods
- Maternity & baby apparel and supplies
- Tools and hardware
- Apparel
- Home appliances
- Discount stores
- Warehouse club stores
- Fast casual restaurants

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, and with representatives of the nearby White Oak neighborhood (located to the west).

The subject site is located within the area(s) eligible for the following economic development incentive or assistance program(s):

- New Markets Tax Credits (federal), and
- Economic Development Impact Zone 2 (local).

Staff Analysis

The 6.39 -acre subject property is currently a vacant office building. North and east of the request is a shopping center (zoned C-H). Southeast of the request is a vacant commercial building (zoned CD-C-M). Southwest of the request is a religious assembly use (zoned C-H). West of the request is US Highway 29 (zoned C-H).

The Comprehensive Plan's Future Land Use Map designates this area as 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. Additionally, the request supports the Comprehensive Plan's Economic Development goal to encourage 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. It is also consistent with the Reinvestment/Infill goal to promote sound investment in Greensboro's urban areas.

The Growth Strategy Map identifies the subject site as being located partially within the **East Cone Boulevard / US Highway 29 Activity Center** area. Activity Centers are existing or anticipated future concentrations of uses that function as destinations or hubs of activity for the surrounding area. Typically located in areas of mixed use shown on the Generalized Future Land Use Map, such centers are intended to include features such as a mix of higher intensity uses (housing, retail, office, etc.), compact development patterns, and pedestrian and transit

linkages. A one-half mile radius (considered the limit of a comfortable walk) is shown around each activity center except for the Downtown, which functions as an activity center for the entire City.

The Heavy Industrial zoning district is 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.

The proposed CD-HI, as conditioned, allows all uses permitted in the Heavy Industrial zoning district except Animal Shelters, Passenger Terminals, Wastewater Treatment Plant and Water Reclamation Facility, Water Treatment Facilities, Pulp and Paper Mills, Salvage Yards, Junk Yards, and Scrap Processing, Sexually Oriented Businesses, All Resource Extraction (Mining and Quarrying), and Land Clearing and Inert Debris Landfills, Major. All outdoor storage areas would be screened by either an opaque fence with a minimum height of six (6) feet or by an opaque vegetative buffer. These conditions limit negative impacts on surrounding the surrounding area.

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-HI** (Conditional District – Heavy Industrial) zoning district.