



Z-18-09-004

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

Zoning Commission Hearing Date: September 17, 2018

GENERAL INFORMATION

APPLICANT	Megan Curry, Puerta Abierta a las Naciaores, Inc.
HEARING TYPE	Rezoning Request
REQUEST	CD-LI (Conditional District-LI) to CD-LI (Conditional District - Light Industrial)
CONDITIONS	1. Uses limited to offices, warehouses, religious assembly and/or a business park.
LOCATION	3508 Associate Drive
PARCEL ID NUMBER(S)	7876960169
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). 24 notices were mailed to those property owners in the mailing area.
TRACT SIZE	0.914 Acres
TOPOGRAPHY	Generally flat
VEGETATION	Industrial

SITE DATA

Existing Use	Existing Place of Religious Assembly
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	Adjacent Zoning	Adjacent Land Uses
N	CD-LI (Conditional-Light Industrial)	Industrial Use
E	CD-LI (Conditional-Light Industrial) and O (Office)	Vacant Land and a Motel
W	CD-LI (Conditional-Light Industrial)	Industrial Uses
S	CD-LI (Conditional-Light Industrial)	Vacant

Zoning History

Case #	Date	Request Summary
N/A	March 18, 1985	<p>The subject property is only 0.914 acres of the 15.79 acres that was rezoned in 1985 for a business park. The 1985 request was to rezone the property from Residential 120S to Conditional Use – Industrial L with the following conditions:</p> <ol style="list-style-type: none"> 1) Uses limited to offices, warehouses and/or a business park; 2) No access from Wilcox Drive; 3) There will be a 10 foot landscape buffer planted in trees and shrubs around entire perimeter abutting residential property; 4) No building will be closer than 65 feet to residential zoning line; 5) No building will exceed 25 feet in height above grade within 65 feet of residential zoning line; 6) Building height may be increased 1 foot for every 2 feet of additional setback away from residential zoning line, with a maximum building height of 40 feet above grade.

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (CD-LI)	Requested (CD-LI)
Max. Density:	N/A	N/A
Typical Uses	Uses limited to offices, warehouses and/or a business park	Uses limited to offices, warehouses, religious assembly and/or a business park

**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 N. Buffalo Creek, non-watersupply watershed

Floodplains ➤ 2000LT

Streams N/A

Other: Site is less than 1 acre. Site must meet water quantity requirements for any proposed development.

Utilities

Potable Water Available

Waste Water Available

Airport Overlay District & Noise Cone

n/a

Landscaping & Tree Conservation Requirements

Landscaping and Tree Conservation will only be required if there is re-development of the property or an expansion of the use.

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 Light Industrial 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 0.9 acres, 1% of parcel size in critical root zone to be dedicated for Tree Conservation.

Transportation

Street Classification: Associate Drive – Local Street.
 North O’Henry Boulevard – Local Street.
 US 29 – Freeway.

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:	No.
Traffic Impact Study: (TIS)	No TIS required per TIS Ordinance.
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 **Low Residential (3-5 d.u./acre)**. The requested **CD-LI (Conditional District – Light Industrial)** zoning district, as conditioned, is generally inconsistent with the **Low Residential (3-5 d.u./acre)** future land use designation, however, per City Council adopted policy, a GFLUM amendment is not required for rezoning requests that are less than one acre, or that do not involve a significant physical change resulting in new or expanded structures.

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

Low Residential (3-5 d.u./acre): This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

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 and with representatives of the Wilcox neighborhood, within which the subject site is located.

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).

Staff Analysis

The 0.914-acre subject property is currently being used as a place of religious assembly. North, east, south and west of the request is all zoned CD-LI and part of the larger rezoning in 1985 for a business park that contains a variety of industrial uses and vacant land. Further east of the request is a hotel use zoned O (Office).

The Comprehensive Plan's Future Land Use Map currently designates this site as Low Residential. The Low Residential designation includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within the 3-5 dwelling unit per acre density range. While the rezoning request generally would not be considered consistent with the Low Residential classification City Council adopted policy does not require a GFLUM amendment for rezoning requests less than one acre in size, or that do not involve a significant physical change resulting in new or expanded structures. The proposed CD-LI zoning would allow for an additional use (place of religious assembly) within the existing structure on the subject site that is reasonably compatible with surrounding uses.

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.