

**MEETING OF THE
ZONING COMMISSION
February 9, 2015**

Z-15-02-006 200 Willowlake Road (north of Burlington Road and east of Willowlake Road) – An original zoning from County-CD-SC (Conditional District-Shopping Center) to City-CD-C-H (Conditional District-Commercial-High) with the following conditions: (1) All uses permitted in the C-H district except bus and rail terminals, pawnshops, and recycling collection points; (2) The exterior façade of all principal buildings, excluding that containing glass, shall be constructed of at least 50% stone, brick, wood and/or other natural materials; (3) All outparcel and development identification signage will incorporate a decorative base constructed of brick, stone, or other natural material -- for property located at 200 Willowlake Road, generally described as north of Burlington Road and east of Willowlake Road (24.32 acres) – Kotis Holdings, LLC. **(FAVORABLE RECOMMENDATION)**

Ms. Smith described the subject properties, Z-15-02-006 and Z-15-02-006, as well as surrounding properties, and noted issues in the staff report.

Chair Pinto asked if there was anyone wishing to speak in favor of the requests.

There was no one representing Kotis Holdings to speak on this property. Mr. Kirkman spoke to both items and stated that the applicant is intending to develop the property for a commercial shopping center. It is currently zoned Conditional District-Shopping Center in the County and the closest equivalent to that is the Commercial-High as far as the City's zoning classifications. As with other projects where there are intervening publically owned spaces like the Urban Loop Right-of-Way, these areas come in at the time the annexation occurs. However, original zoning must be assigned to those areas as well. Since the urban loop right-of-way is only for the roadway that request is for a straight zoning district. Mr. Kirkman added that While the request for R-3 (Single Family), is the closest City equivalent to other zoning in that area along the urban loop. In response to a Commissioner's question, he noted there is no developable land for the right-of-way property separate from any development proposed for Conditional District Commercial High request.

In reference to Z-15-02-006, Ms. Bachmann asked for clarification on the recommendations made in the Traffic Study. Mr. Ortega, GDOT, confirmed that a Traffic Study was conducted and approved by GDOT and NCDOT (North Carolina Department of Transportation). There were several recommendations in regard to a road widening or a right turn lane on Burlington Road for proposed development. There were also recommendations for roadway improvements on Willowlake Road, including widening the road approximately 36 feet at some points. Mr. Ortega added that because a heavy left turn movement is anticipated from Willowlake Road back to the Urban Loop, the TIS recommends dual-left turn lanes coming off Willowlake. Neither GDOT or NCDOT are anticipating any issues in regard to future buildings at this location.

Ms. Bachmann asked if the Commission could be certain that the TIS recommendations would be carried out. Mr. Ortega indicated that it was a very safe assumption that the recommendations would be carried out. He did note commented that there was the possibility that the project would be done in phases instead of building out completely at one time, which is not an uncommon practice. However by final build-out, the recommendations in the Traffic Study would be incorporated into the project unless there was a dramatic change in how the property developed.

There being no other speakers for Z-15-02-006 and Z-15-02-006, Chair Pinto closed the Public Hearing.

Staff Report for Z-15-02-006:

Mr. Kirkman stated that this site, 200 Willowlake Road, is designated as **Mixed Use Commercial** on the Generalized Future Land Use Map. The Mixed use Commercial 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 proposal supports the Comprehensive Plan's Growth at the Fringe Goal to provide a developmental 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 efficient provision of public services and facilities as the City expands. The proposed CD-C-H zoning request will accommodate a wide range of higher intensity retail and service uses to meet the shopping and distributive needs of the community and the region. Staff is recommending approval of this request.

Comments on Z-15-02-006:

Mr. Placentino expressed his surprise that no one from Kotis Holdings was present to speak on this project. However, he noted he would support the request because it will help revitalize that corridor to a great degree. Good retail is needed in the part of the city.

Ms. Bachmann commented that this is a good use of that vacant property. She noted her earlier concern regarding the traffic and additional lanes that were recommended. Noting the absence of the developer at the public hearing, she asked again for confirmation that these recommendations would be incorporated into the plan. Chair Pinto commented that assurance had been given earlier and staff concurred.

Mr. Gilmer indicated his support of the request.

Mr. Gilmer moved that in the matter of **Z-15-02-006**, the Greensboro Zoning Commission believes that its action to approve the zoning amendment located at 200 Willowlake Road from County-CD-SC (Conditional District-Shopping Center) to City-CD-C-H (Conditional District-Commercial-High) is consistent with the adopted Connections 2025 Comprehensive Plan and considers the action taken to be reasonable and in the public interest because it is consistent with the Mixed Use Commercial Future Land Use Map designation; the request is consistent with the Economic Development Goal to promote a healthy and diversified economy; and the request is consistent with the Growth at the Fringe Goal for the framework of 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 for public service and facility; seconded by Mr. Blackstock. The Commission voted 8-0 in favor of the motion. (Ayes: Pinto, Placentino, Parmele, Gilmer, Bachmann, Griffin, Blackstock, Marshall. Nays: None.)