



# PLZ-19-37

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

City Council Hearing Date: January 21, 2020

### GENERAL INFORMATION

<b>APPLICANT</b>	Thomas E. Terrell, Jr. on behalf of Leoterra Development, Inc. for Triad Real Estate Exploration, LLC
<b>HEARING TYPE</b>	Original Zoning Request
<b>REQUEST</b>	County CU-PD-M (Conditional Use – Planned Development - Mixed) to City CD-LI (Conditional District – Light Industrial)
<b>CONDITIONS</b>	1. All uses allowed in the LI zoning district except the following: manufactured home sales, truck stops, laundry and dry cleaning plants, car washes, sheet metal shops, tractor trailer leasing and service, welding, machine and tool repair shops, and convenience stores with or without fuel pumps.
<b>LOCATION</b>	5594 and 5598 Garden Village Way
<b>PARCEL ID NUMBER(S)</b>	<b>7836106931 and 7836105767</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>	1.73 Acres
<b>TOPOGRAPHY</b>	Fat
<b>VEGETATION</b>	None

### SITE DATA

<b>Existing Use</b>	Vacant Land
<b>Adjacent Zoning</b>	<b>Adjacent Land Uses</b>

N	County CU-LI and City LI	I-840 (Urban Loop) and Contractor Showroom and Warehouse
E	City LI City PUD	Auto Service Use and Multi-family Dwellings
W	County CU-LI	I-840 (Urban Loop)
S	Airport Exemption Area	Vacant Land

**Zoning History**

Case #	Date	Request Summary
N/A	N/A	The subject property is not currently located in the City's jurisdiction.

**ZONING DISTRICT STANDARDS**

**District Summary \***

Zoning District Designation:	Existing (County CU-PDM)	Requested (City CD-LI)
Max. Density:	N/A	N/A
Typical Uses	Primarily intended to accommodate residential, commercial and light industrial uses developed on large tracts in accordance with a Unified Development Plan.	All uses allowed in the LI zoning district except the following: manufactured home sales, truck stops, laundry and dry cleaning plants, car washes, sheet metal shops, tractor trailer leasing and service, welding, machine and tool repair shops, and convenience stores with or without fuel pumps.

*\*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 SCOD-2 (Scenic Corridor Overlay District 2) of the Greensboro Urban Loop. Consult the Scenic Corridor Overlay Districts Design Manual, for detailed applicable requirements and design guidelines.

The subject site is located within the AO, Airport Overlay District / 60 decibel noise level noise cone of the Piedmont Triad International Airport. The Airport Overlay District is intended to be limited to industrial uses and other uses that support airport operations, and to limit residential uses to very low densities near the Piedmont Triad International Airport in order to minimize the negative effects of aircraft noise on homes and prohibits the erection of structures which would, by virtue of their height, interfere with operations at the airport. All development within an Airport Overlay District must comply with the following:

1. All permit applications, site plans and other plans proposing buildings, signs and other

structures with a height of 50 feet or more must be accompanied by written documentation from the Piedmont Triad International Airport Authority indicating that the proposal complies with all applicable airport regulations. No permit or other plan approval may be granted without such written documentation.

2. Residential uses are prohibited with the exception of single-family detached dwellings on lots that are at least 40,000 square feet in area.

**Environmental/Soils**

Water Supply Watershed Site drains to Greensboro WS-III watersupply watershed, Horse Pen Creek Watershed

Floodplains <2000LF

Streams N/A

Other: Site must meet current watershed requirements. Site drains to an existing wet pond for water quality treatment. Lots cannot exceed the amount of BUA allocated per the approved plan. Site is located within the PTI 5 mile statue radius.

**Utilities (Availability)**

Existing water/sewer available

**Airport Overlay District & Noise Cone**

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1. All permit applications, site plans and other plans proposing buildings, signs and other structures with a height of 50 feet or more must be accompanied by written documentation from the Piedmont Triad International Airport Authority indicating that the proposal complies with all applicable airport regulations. No permit or other plan approval may be granted without such written documentation.
2. Residential uses are prohibited with the exception of single-family detached dwellings on lots that are at least 40,000 square feet in area.

**Landscaping & Tree Conservation Requirements**

**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 commercial uses: a Type C buffer yard, with an average width of 15', a minimum width of 10', and a planting rate of 2 canopy trees, 3 understory trees, and 17 shrubs per 100 linear feet. Adjacent to vacant property or other light industrial uses: Vehicular Use Area buffer yard (see below) between any parking lot or drive aisle and the adjacent property line.

Adjacent to the I-840 right-of-way: A natural undisturbed buffer, a minimum of 25 feet wide and a maximum of 50' wide, with an average width of 30 feet, shall be maintained along the portion of any lot adjacent to the highway right-of-way. If the existing canopy or understory trees in the buffer area do not satisfactorily provide screening, the following planting rates will be used: four canopy trees and four understory trees per 100 l.f.

**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 1.73 acres, 5% of parcel size in critical root zone to be dedicated for Tree Conservation. If existing trees do not provide the required minimum critical root zone, then the critical root zone of all existing trees on the site is the required amount to be saved.

**Transportation**

Street Classification: Garden Village Way – Private Street.  
Old Oak Ridge Road – Major Thoroughfare.

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

Traffic Counts: Old Oak Ridge AADT = 8,500 (NCDOT, 2018).

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: No TIS required per TIS Ordinance.  
(TIS)

Street Connectivity: N/A.

Other: N/A.

## **IMPACT/POLICY ANALYSIS**

### **Land Use Compatibility**

The proposed **City 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 Corporate Park**. The requested **City CD-LI (Conditional District - Light Industrial)** zoning district, as conditioned, is generally consistent with the **Mixed Use Corporate Park** GFLUM designation. The Growth Strategy Map designates the subject site as being within **Growth Tier 1, Current Growth Area (2013 – 2019)**.

### **Connections 2025 Written Policies**

**Land Use Goal 4.3 – Growth at the Fringe:** 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.

**Policy 4F:** Initiate a fringe area growth management framework comprising the following elements:

- Create a Fringe Area Land Use Plan;
- Establish a “tiered” approach that designates growth areas for staged development, annexation, and extension of public facilities within the water and sewer service boundary;
- Define specific criteria for water and sewer extensions and annexations;
- Initiate designation of the fringe as Greensboro's extraterritorial jurisdiction; and
- Establish a proactive plan to provide infrastructure in advance of development, consistent with the growth “tiers” and Fringe Area Land Use Concept Plan.

**Policy 4G:** Improve the quality and patterns of development through incentives and regulatory guidelines.

**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 Corporate Park:** This designation is intended for large tracts of undeveloped land near the City's fringe that are appropriate for well planned, larger scale business/employment parks with supporting uses such as retail, hotels, and residential. Primary uses such as office, flex office, technology research and development, light manufacturing, distribution, and assembly should be placed in a campus-like or "corporate park" setting with generous, linked open space to maximize value and to promote visual quality and compatibility with the surrounding area. Pedestrian-friendly features such as buildings placed near the street, sidewalks, and trails leading to nearby uses such as retail and housing should be encouraged.

**Growth Tier 1, Current Growth Area (2013 – 2019):** Where infrastructure systems are in place, can be economically provided and/or will be proactively extended and where continued annexation and consolidation of the City's development pattern shall be encouraged over the next six years.

## **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 annexation, original zoning, and development with owners of surrounding properties.

**Staff Analysis**

The 1.73-acre subject property is currently two vacant lots. North of the request is the Urban Loop and a contractor showroom and warehouse, zoned county CU-LI and City LI. East of the request are auto service and multi-family dwellings, zoned City LI and City PUD. South of the request is vacant land located within the Airport Exemption Area. West of the request is I-840 (Urban Loop) zoned County CU-LI.

The subject site is currently located in the County. The Growth Strategy Map designates the subject site as being within Growth Tier 1, Current Growth Area (2013 – 2019). The Technical Review Committee recommended approval of an associated annexation request for this property at its October 31, 2019 meeting. The Planning Board also recommended approval of the associated annexation request for this property on November 20, 2019. The Technical Review Committee and the Planning Board determined that this property can be served the by required City services.

The site is designated Mixed Use Corporate Park on the Generalized Future Land Use Map of the Connections 2025 Plan. This designation is intended for large tracts of undeveloped land near the City’s fringe that are appropriate for well planned, larger scale business/employment parks with supporting uses such as retail, hotels, and residential. Primary uses such as office, flex office, technology research and development, light manufacturing, distribution, and assembly should be placed in a campus-like or “corporate park” setting with generous, linked open space to maximize value and to promote visual quality and compatibility with the surrounding area.

The subject parcel is located within a Planned Unit Development that primarily contains uses that are permitted within the City’s LI zoning district. The rezoning, as conditioned, would allow uses that are consistent with the Comprehensive Plan’s Economic Development goal to support 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. The request is also consistent with the Comprehensive Plan’s Growth at the Fringe goal to support development at the fringe that follows a sound, sustainable pattern 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.

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.