



# **Z-14-10-002**

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

**City Council Hearing Date: November 18, 2014**

### **GENERAL INFORMATION**

<b>APPLICANT</b>	Zoke LLC on behalf of Gerald C. Parker and Norah B. Parker
<b>HEARING TYPE</b>	Original Zoning
<b>REQUEST</b>	<b>County LI</b> (Light Industrial) to <b>City CD-LI</b> (Conditional District-Light Industrial)
<b>CONDITIONS</b>	1. Uses limited to automobile/ recreational vehicle sales and service with a retail component. 2. Maximum building size limited to 45,000 square feet of useable floor space.
<b>LOCATION</b>	<b>5672 5696 Millstream Road</b> , generally described as south of Millstream Road and west of Village Road.
<b>PARCEL ID NUMBER(S)</b>	<b>8814508354</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>13</b> notices were mailed to those property owners in the mailing area.
<b>TRACT SIZE</b>	~12.547 Acres
<b>TOPOGRAPHY</b>	Undulating
<b>VEGETATION</b>	None

### **SITE DATA**

<b>Existing Use</b>	Undeveloped	
	<b>Adjacent Zoning</b>	<b>Adjacent Land Uses</b>
N	County AG (Agriculture)	Interstate I-85/40
E	County AG (Agriculture)	Log Cabin Home Sales Center Single family dwelling
W	County LI (Light Industrial)	Industrial uses
S	County LI (Light Industrial) County AG (Agriculture)	Undeveloped Undeveloped

### **Zoning History**

Case #	Date	Request Summary
N/A	N/A	Not currently located in the city limits.

**ZONING DISTRICT STANDARDS****District Summary \***

Zoning District Designation:	Existing (County LI)	Requested (City CD-LI)
Max. Density:	N/A	N/A
Typical Uses	Primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development and related commercial/service activities which, in their normal operations, have little or no adverse effect upon adjoining properties.	Primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development and related commercial service activities which in their normal operations have little or no adverse effect upon adjoining properties.

*\*These regulations may not reflect all requirements for all situations; see the City of Greensboro 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 Lake MacIntosh Water Supply Watershed WSIV, Little Alamance Creek
Floodplains	Onsite – Any disturbance within the FEMA 1% Special Flood Hazard Area requires a Floodplain Development Permit.
Streams	Current City of Greensboro streams buffers will apply. Please show and label location of wetlands, if any, on plan and contact state/corps for appropriate permits if wetland disturbance or stream crossing/disturbance is proposed. Add the following note to the plans: "All the necessary approvals have been/will be obtained from the state/corps for any wetland disturbance and stream crossing/disturbance".  Jordan Buffer Rules apply for utility connections across a stream. See the Land Development Ordinance (LDO) Chp.30-12-3.9, Table 12-5 for activities & structures allowed in stream buffers Zone 1 & Zone 2. See attached chart for activities. A 'No Practical Alternative' letter will need to be submitted Stormwater for approval for any disturbance that is considered 'Allowable with Restrictions'. <i>We recommend that it is assumed that the entire 50ft buffer is to be undisturbed since very few uses are allowed according to State requirements.</i>
Other:	Site must meet current watershed requirements. High Density development maximum BUA is 70%, Low Density development is 24%. Water quality and water quantity must be addressed.

**Utilities**

Potable Water	Available
---------------	-----------

Waste Water      Available

**Airport Noise Cone**

n/a

**Landscaping Requirements****Street Planting Yards**

- A. Street planting yards must be installed abutting public street rights-of-way.
- B. 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 Planting Yards**

Buffer planting yards are required along the perimeter of a lot or development site (except portions parallel to a public street). They are intended to mitigate potential adverse impacts that may result when higher intensity land uses are located adjacent to lower intensity land uses.

**Parking Lot Landscaping**

Requiring landscaping within parking areas is intended to shade and improve the attractiveness of large areas of pavement.

**A. Required Landscaping**

- 1. Parking lot planting yards must include at least one canopy tree for every 12 parking spaces.
- 2. Required canopy tree areas must be located within the parking lot. They may be located in landscape islands, landscape divider medians between rows of parking, or in driveway medians

**Vehicular Use Area Screening**

- A. The perimeter of all vehicular use areas must be screened from any abutting residentially zoned property.

**Tree Preservation Requirements****Acreage**

12.547

**Requirements**

10% of lot size

**Transportation**

Street Classification:      Millstream Road – Collector Street  
Village Road - Local street

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

Traffic Counts:              Millstream Road ADT = 2,200 (NCDOT, 2011).

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 ANALYSIS**

### **Land Use Compatibility**

The proposed **City CD-LI (Conditional District, Light Industrial)** original 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 **Interim Corporate/Business Park**. The requested **City CD-LI (Conditional District, Light Industrial)** original zoning district, as conditioned, is generally consistent with this GFLUM designation. The Growth Strategy Map designates the subject site as being within **Tier Two, Intermediate Growth Area (2019-2025)**.

### **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, including: a Fringe Area Land Use Plan; a “tiered” approach that designates growth areas for staged development; specific criteria for water and sewer extensions and annexations; of the fringe as Greensboro's extraterritorial jurisdiction; and a proactive plan to provide infrastructure.

**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 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 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**

**Interim Corporate/Business Park** – Areas that predominantly consist of office, flex office, technology research and development, light manufacturing, distribution and other similar uses on larger sites, with much of it, in a planned business park setting that emphasizes natural characteristics and landscaping. The area may also contain supportive uses such as retail, hotel, restaurant, and residential development which customarily locate within planned employment centers. The supportive uses should make up less than half of the total area of the development. Developments should be designed to promote compatibility with adjacent uses.

**Tier Two, Intermediate Growth Area (2019-2025)** – Where growth, annexation, and the extension of public facilities is anticipated in 6 to 12 years, and where premature, fragmented, leapfrog, or inefficient development shall be discouraged by the City and County. Annexations will be discouraged until the full complement of City services can be efficiently provided, which is currently projected beyond the 6-year horizon.

**CONFORMITY WITH OTHER PLANS****City Plans*****Consolidated Plan 2010-2014: Plan for a Resilient Community*****Principle 1) Provide More Transportation Choices:**

**Goal A)** Promote transportation and development patterns and types that contribute to decreased household transportation costs.

**Goal B)** Improve access to destinations, especially via alternate modes (public transit, walking, and bicycling); including the critical first and last miles of journeys.

**Principle 3) Enhance Economic Competitiveness:**

**Goal E)** Focus on energy efficiency as an economic generator for small business development.

**Goal F)** Provide opportunities for job training, mentoring, education and job creation.

**Principle 6) Value Communities and Neighborhoods:**

**Goal A)** Promote coordinated transportation and land use decisions for broader livability throughout Greensboro.

**Goal E)** Work at the neighborhood level to reconnect neighborhoods to jobs and services, promote "Desirable Infill Development" and redevelop major corridors to strengthen adjacent neighborhoods.

**Principle 7) Recognize The Environment as a Critical Element of Community Sustainability:**

**Goal A)** Promote more efficient land development patterns.

***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 Development**

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

**Staff Analysis**

This 12.547-acre subject site is currently undeveloped but zoned for light industrial uses. It adjoins County AG to the north (interstate), south (undeveloped) and east (log cabin home sales center and single family dwelling). West of the request the zoning is County LI (industrial uses).

This original zoning request is accompanied by a voluntary annexation petition and the applicant (Zoke LLC) intends to develop the site as an automobile and recreational vehicle sales and service center.

Approving this request is consistent with the Comprehensive Plan's Growth at the Fringe goal to 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. It is also consistent with the Economic Development Goal to promote a health and diversified economy. The types of uses allowed with the zoning request are also generally in line with other allowed uses in this area.

This 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 **City CD-LI** (Conditional District-Light Industrial) original zoning district.