



PLZ-19-25

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

City Council Hearing Date: August 20, 2019

GENERAL INFORMATION

APPLICANT	Willow Greensboro Gas, LLC for Mid-State Petroleum, LLC
HEARING TYPE	Original Zoning Request
REQUEST	County CU-HB (Conditional Use – Highway Business) and County HB (Highway Business) to City CD-LI (Conditional District – Light Industrial).
CONDITIONS	<ol style="list-style-type: none">1. All uses permitted in the LI district except: animal shelters, cemeteries, daycare, craft distillery, equipment repairs, laundry and dry cleaning plants, maintenance yards, medical and dental labs, microbrewery, pest and termite control services, printing and publishing, sheet metal shops, truck servicing or rental welding machine and tool shops, passenger terminals, social service facilities, utility equipment and storage yards, waste water treatment facilities, amusement parks, campgrounds, shooting ranges, commercial parking facilities, bars, nightclubs, kennels, self-storage, automobile repair services, warehouse and storage and trucking terminals
LOCATION	4501 Old Burlington Road
PARCEL ID NUMBER(S)	7895219951
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). 15 notices were mailed to those property owners in the mailing area.
TRACT SIZE	4.02 Acres
TOPOGRAPHY	Primarily Flat
VEGETATION	Wooded

SITE DATA**Existing Use**

Vacant

Adjacent Zoning**Adjacent Land Uses**

N	City CD-C-H (Conditional District - Commercial-High)	Convenience Store with Fuel Pumps
E	County RS-30 (Single-family Residential)	Vacant Single-family residence
W	County RS-30 (Single-family Residential)	Vacant Land
S	County RS-30 (Single-family Residential) and County LI (Light Industrial)	Single-family residence and vacant industrial use

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-HB)	Existing (County HB)	Requested (City CD-LI)
Max. Density:	N/A	N/A	N/A
Typical Uses	The permitted uses are Convenience Store with Fueling Dispensers, Auto Car Wash (Accessory Use), Restaurant with Drive-thru Window.	Primarily intended to accommodate low density single-family detached residential development	Primarily intended to accommodate those retail service and distributive uses which are typically located along thoroughfares.

**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 partially 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. As the parcel is not adjacent to the highway right-of-way, SCOD buffer requirements do not apply. Landscaping will be in accordance with Section 30-10. Architectural requirements may apply. Signage and lighting requirements will apply.

Environmental/Soils

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

Floodplains >2000LF

Streams N/A

Other: IF >1acre is disturbed and the BUA is increased, site must meet current Phase 2 requirements. Water Quality and Water Quantity Control must be addressed. The 1yr, 2yr & 10yr 24hr storms must be reduced to pre-development levels.

Utilities (Availability)

Water: Available

Sewer: Available

Airport Overlay District & Noise Cone

n/a

Landscaping & Tree Conservation Requirements**Landscaping:**

Street Yard: 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 Yard: Adjacent to single-family residential uses: Type A buffer yard, with an average width of 45', a minimum width of 35', and a planting rate of 4 canopy trees, 10 understory trees and 33 shrubs per 100 l.f.

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 lot: 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 4.02 acres, 10% of parcel size in critical root zone to be preserved.

Transportation

Street Classification: Burlington Road – Major Thoroughfare.
Willow Lake Road – Collector Street.
Old Burlington Road – Local Street.

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

Traffic Counts: Burlington Road AADT = 30,000 vpd (NCDOT, 2017).

Trip Generation: 24 Hour = 4107, AM Peak Hour = 249, PM Peak Hour = 280.

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: Yes, required per TIS Ordinance. Please see the end of this staff report for the Execu
(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 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 original zoning and development with owners of surrounding properties.

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 4.02 acre subject property is currently vacant. North of the request is a convenience store with fuel pumps and future retail site, zoned City CD-C-H. East of the request is a vacant single-family dwelling, zoned County RS-30. South of the request is a single-family residence and a vacant industrial use, zoned County RS-30 and County LI. West of the request is vacant land, zoned County RS-30.

The subject site is currently located in the County. The Growth Strategy Map designates the subject site as Growth Tier 1, Current Growth Area (2013 – 2019), where infrastructure systems are in place, can be economically provided and/or will be proactively extended. The Planning

Board recommended approval of the associated annexation request for this property on June 19, 2019, after concluding this property can be served by required City services.

The Comprehensive Plan's Generalized Future Land Use Map currently designates this site as Mixed Use Corporate Park. The Mixed Use Corporate Park 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. The proposed CD-LI zoning district will provide supporting uses to both existing and planned large scale distribution centers in the surrounding area.

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 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. The request is also consistent with the surrounding pattern of highway oriented development.

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)** zoning district.