



PIZ-24-25

City of Greensboro Planning Department Zoning Staff Report

City Council Hearing Date: October 15, 2024

GENERAL INFORMATION

APPLICANT	Zachary Sharp for Cipriano Berrospe Cabrera, Jose Luis Berrospe-Bustos, and Cipriano Berrospe-Bustos
HEARING TYPE	Rezoning Request
REQUEST	LI (Light Industrial) to C-M (Commercial - Medium)
CONDITIONS	N/A
LOCATION	A portion of 2645 Randleman Road
PARCEL ID NUMBER(S)	A portion of 7862299003
PUBLIC NOTIFICATION	The notification area for this public hearing was 750 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). 69 notices were mailed to those property owners in the mailing area.
TRACT SIZE	0.45 Acres
TOPOGRAPHY	Generally flat
VEGETATION	Some limited vegetation at the rear of the property

SITE DATA

Existing Use

Contractor's Office

Adjacent Zoning

Adjacent Land Uses

N	LI (Light Industrial)	Dental offices
E	LI (Light Industrial)	Wholesale trade
S	C-M (Commercial – Medium) and LI (Light Industrial)	Automobile service shop and industrial gas wholesale
W	C-M (Commercial – Medium)	Tattoo parlor and outdoor storage

Zoning History

Case #	Date	Request Summary
N/A	N/A	The subject property is currently zoned LI (Light Industrial). This has been the zoning on this property since the adoption of the Land Development Ordinance (LDO) in July 2010).

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing	Requested
	LI	C-M
Max. Density:	N/A	N/A
Typical Uses	Typical uses in the LI district may include limited manufacturing, wholesaling, warehousing and distribution uses.	Typical uses in the C-M district may include various retail, restaurant, office and service uses.

**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 not located within any overlays.

The subject site is not:

- Located in a City of Greensboro Historic District or Heritage Community
- Designated as a Guilford County Landmark Property
- Recognized as a State of North Carolina Historic Site
- Listed in the National Register of Historic Places
- Located in a National Register Historic District

Environmental/Soils

Water Supply Watershed Site drains to South Buffalo Creek, Non-Watersupply Watershed Watershed

Floodplains N/A

Streams N/A

Other: Site is <1acre and must address current watershed requirements for Water Quantity Control for Phase 2 must be addressed for the entire site. If detention is required for Water Quantity Control, site must reduce the 1yr, 2yr & 10yr 24hr storms to pre-development levels. All BUA must be treated by a State approved water quality BMP/SCM.

Utilities (Availability)

Water and sewer are available on Randleman Rd that fronts 2645 Randleman Rd. Private developer will need to extend water and sewer to City of Greensboro’s Water and Sewer Design Standards.

Airport Overlay District & Noise Cone

n/a

Landscaping & Tree Conservation Requirements

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/same land use class: 5’ wide 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.

On lots of record that existed prior to July 1, 1992 that are less than 55,000 square feet in area, no development is required to landscape more than 15% of the site

Tree Conservation:

For 0.45 acres, 1% of parcel size to be dedicated in critical root zone for Tree Conservation.

Transportation

Street Classification: Randleman Road – Major Thoroughfare.
Corliss Street – Collector Street.

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

Traffic Counts: Randleman Road AADT = 21,500 (NCDOT, 2019)

Trip Generation: N/A.

- Sidewalks: Sidewalks are a requirement of the Development Ordinance and shall be installed per the Streets Design Standards Manual. Sidewalk does currently exist along the frontage of this property.
- Transit in Vicinity: Yes, GTA Route 13 (Randleman Road) is adjacent to the subject site, along Randleman Road.
- 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 **C-M (Commercial – Medium)** zoning district would allow land uses that are compatible with the general character of the area.

GSO2040 Comprehensive Plan Policies

The **GSO2040** Future Land Use Map designates this location as **Commercial**. The **GSO2040** Future Built Form Map designates this location as **Urban General**. The requested **C-M (Commercial – Medium)** zoning district, as conditioned, is supported by the land use and future built form designations. The subject site is also located in an **Urban Mixed Use Corridor** and the **Randleman Road Reinvestment Corridor**.

GSO2040 Written Policies

Growing Economic Competitiveness – Greensboro will build a prosperous, resilient economy that creates equitable opportunities to succeed.

Goal A – Strategic public investment in historically underserved areas of Greensboro attracts private investment and sets the stage for revitalization without displacing existing residents.

Strategy 3 – Commercial development that is sustainable and compatible with neighborhood objectives should be encouraged.

Filling In Our Framework – How we arrange our land uses for where we live, work, attend school, shop and enjoy our free time can create a more vibrant and livable Greensboro.

Goal A – Greensboro is recognized and admired for its attractive, walkable and compact mixed-use activity centers where people live, work and enjoy life.

Strategy 1 – Encourage higher density, mixed-use, walkable infill development.

GSO2040 Map Policies

Future Land Use Map

Future Land Uses: Broad areas based on the main character of land uses that we want to see in the future. These are not intended to be exclusive; it is assumed that there are a variety of uses in each area, but the designation reflects the area’s predominant character.

Commercial: includes retail sales, wholesale sales, personal service businesses, professional service businesses, restaurants, entertainment, hotels and hospitality, commercial assembly halls, and event spaces. These can be either linear commercial corridors or larger centers of commercial development or a combination of both. Some

include residential uses as well, and represent an opportunity for denser development, particularly in conjunction with enhanced transit service and mobility hubs.

Future Built Form Map

Place Types: Areas that have a consistency of character, identity or purpose and that are most often bounded by corridors, natural features, or parks that create transition or separation from other neighborhoods that may not share the same characteristics.

Urban General: Should reflect these characteristics:

- 1. Setbacks, building orientation, building materials, height, and scale of residential buildings are considered within the existing neighborhood context.
- 2. New housing helps increase the range of choice, supply, and adds additional appropriately-scaled density with: Missing Middle housing; mid-rise multi-family; and high-rise multi-family in Activity Centers and along Mixed-Use Corridors.
- 3. Transitions between neighborhoods and different land uses provide continuity in scale, density, intensity with adjacent uses.
- 4. Cut-through traffic is minimized.
- 5. New freestanding or expanded business areas are created within or adjoining an existing Activity Center or as part of creating a new Activity Center.
- 6. Exterior building materials are durable, sustainable, and contribute positively to the character of the public realm.
- 7. The size and impact of surface parking lots is minimized through landscaping, screening, narrow curb-cuts, and use of glare-free, no-spill lighting.
- 8. New sidewalks contribute to the completion of a sidewalk network.

Corridors: Corridors are the linear commercial and office developments typically along collector or arterial roadways. They include properties directly fronting on the road and may include properties having primary access to or in immediate proximity to the road. The character and function of the road and the uses within a corridor are highly correlated.

Urban (Mixed-Use) Corridors reflect these additional characteristics:

- 1. Consistency with adopted corridor plans.
- 2. Cross easements are provided for vehicular and pedestrian access.
- 3. They meet the existing need and convenience of the surrounding community.
- 4. Visual clutter and confusion caused by sign proliferation is minimized while maintaining safe and efficient wayfinding for both pedestrians and vehicles.
- 5. Landscaping, sidewalks, lighting, fencing, and building features are located so as to guide pedestrian movement on or through the site. On-site and on-building lighting at entrances and along walkways is maintained at safe lighting levels.

Reinvestment Areas and Corridors reflect these additional characteristics:

- 1. Consistency with adopted corridor plans.
- 2. Uses that support or provide access to employment are prioritized.
- 3. Existing buildings are adapted for reuse.
- 4. Neighborhood support services are accommodated.
- 5. Specific deficiencies, such as lack of access to healthy food, health services, and social services are eliminated.
- 6. Barriers to reinvestment are reduced.

- 7. Displacement is avoided for creative and activity-producing uses such as artist studios, work/live spaces, and galleries.

CONFORMITY WITH OTHER PLANS

City Plans

Randleman Road Phase 2

The subject site is located in the Randleman Road Phase 2 study area.

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.

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.

Staff Analysis

The subject property is approximately 0.45 acres and contains a roofing contractor’s office. North of the request contains a dental office, zoned LI (Light Industrial). East of the request contains a wholesale trade use, zoned LI (Light Industrial). South of the request contains automobile service shop and industrial gas wholesale, zoned C-M (Commercial – Medium) and LI (Light Industrial). West of the request contains a tattoo parlor and outdoor storage, zoned C-M (Commercial – Medium).

The proposed rezoning request supports the Comprehensive Plan’s Growing Economic Competitiveness Big Idea to build a prosperous, resilient economy that creates equitable opportunities to succeed and the Comprehensive Plan’s Filling in our Framework strategy to encourage higher density, mixed-use, walkable infill development.

The GSO240 Comprehensive Plan’s Future Land Use Map designates this property as Commercial. The Commercial designation includes retail sales, wholesale sales, personal service businesses, professional service businesses, restaurants, entertainment, hotels and hospitality, commercial assembly halls, and event spaces. These can be either linear commercial corridors or larger centers of commercial development or a combination of both. Some include residential uses as well, and represent an opportunity for denser development, particularly in conjunction with enhanced transit service and mobility hubs.

The Comprehensive Plan’s Future Built Form Map currently designates this property as Urban General within an Urban Mixed-Use Corridor and the Randleman Road Reinvestment Corridor. Applicable characteristics of the Urban General classification include, but are not limited the following:

- 1. Setbacks, building orientation, building materials, height, and scale of residential buildings are considered within the existing neighborhood context.

- 2. New housing helps increase the range of choice, supply, and adds additional appropriately-scaled density with: Missing Middle housing; mid-rise multi-family; and high-rise multi-family in Activity Centers and along Mixed-Use Corridors.
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The proposed C-M zoning district is intended to accommodate a wide range of retail, service, office, and multi-family residential uses in a mixed-use environment. The district is typically located along thoroughfares in areas which have developed with minimal front setbacks. The majority of the subject property is currently zoned C-M. The proposed uses are compatible with the existing uses on adjacent tracts. The proposed zoning request is appropriate given the property’s location along a major thoroughfare.

This request is consistent with the intent and purpose of the zoning code, the Comprehensive Plan (GSO2040) and is generally compatible with the existing development and trend in the surrounding area.

Staff Recommendation

Staff recommends **approval** of the requested **C-M (Commercial – Medium)** zoning district.