



## OFFICIAL NOTICE OF A PROPOSED AMENDMENT (CP 20-01) TO THE GENERALIZED FUTURE LAND USE MAP

Associated with zoning case Z-20-02-005 is a proposal to amend the Future Land Use Map (GFLUM) of "Connections 2025" Greensboro's Comprehensive Plan.

### **LOCATION:**

**3701 and 3709ZZ Groometown Road**

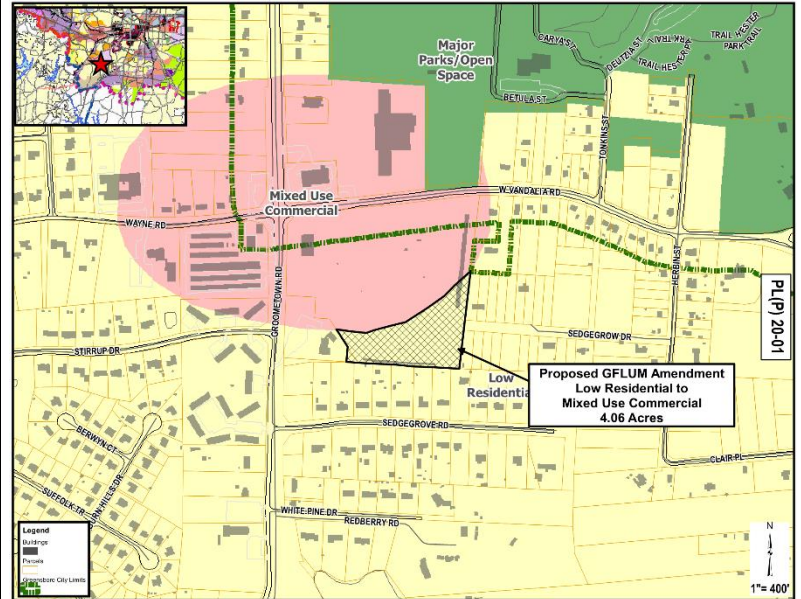
### **REQUEST:**

From...

**Low Residential (3-5 d.u./acre):** This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

To...

**Mixed Use Commercial:** This 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. Where applied to older highway corridors characterized by "strip" commercial uses, the intent is to encourage infill and redevelopment for a more diverse and attractive mix of uses over time. Examples include residential units over commercial uses or a wider array of economically viable uses to replace obsolete uses. Such areas also may represent opportunities for the introduction of substantial higher density and/or mixed-income housing, with negligible impacts on, or resistance from, nearby single-family neighborhoods. Ensuring that buildings are of the appropriate scale and intensity is critical, as is ensuring that sites are designed in a coordinated, as opposed to a lot-by-lot, manner. New "strip" commercial development is discouraged.



**Date:** Tuesday, March 17, 2020

**Time:** 5:30 PM

**Venue:** City Council Chamber  
Melvin Municipal Office Building  
300 West Washington Street  
Greensboro, North Carolina

**For more information on this proposed amendment, please call Jeff Sovich 336-433-7264 or Russ Clegg 336-373-2211.**

The Greensboro City Council will conduct a public hearing to consider this amendment in relationship to a request for original zoning, PL (Z) 20-06.

The zoning case was heard by the Zoning Commission on February 17, 2020 and denied by a vote of 6 to 1.