



Legislation Details (With Text)

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Title: Ordinance Amending Future Land Use Map of the Greensboro Connections 2025 Comprehensive Plan

Sponsors:

Indexes:

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Attachments: 1. CP 16-01 Lewiston-GFLUM Map, 2. Planning Bd Mins 3-16-16 revised, 3. 16-0531 CP-16-01 Ordinance

Date	Ver.	Action By	Action	Result
8/1/2016	1	City Council	adopt	Pass
7/19/2016	1	City Council	postponed	Pass

Ordinance Amending Future Land Use Map of the Greensboro Connections 2025 Comprehensive Plan

Department: Planning
Council District: District 5

Public Hearing: July 19, 2016
Advertising Date/By: July 7 and 14, 2016/City Clerk

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PURPOSE:

To conduct a public hearing and consider an amendment to the Generalized Future Land Use Map of Connections 2025, Greensboro’s Comprehensive Plan for property located at 3619 and 3629 Lewiston Road and 3410 Crimson Woods Drive.

BACKGROUND:

A request has been made to rezone property at 3619 and 3629 Lewiston Road and 3410 Crimson Woods Drive. to a residential use that is not consistent with the current Low Residential and Mixed Use Corporate Park future land use categories. Because of this discrepancy, the requested rezoning requires an amendment to the Comprehensive Plan’s Generalized Future Land Use Map (GFLUM) to be approved.

The current and proposed land uses are:

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.

And

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.

To:

Moderate Residential (5-12 d.u./acre): This category accommodates housing types ranging from small-lot, single-family detached and attached single-family dwellings such as townhomes to moderate density, low-rise apartment dwellings.

The Planning Board provided comment on the proposed Comprehensive Plan amendment at their March 16, 2016 meeting. The Board comments focused on concerns regarding the proposed density, the outreach to neighborhoods and that generally development of the site as proposed made sense but that specific detail would be needed for adjoining property owners. Minutes of the March 2016 Planning Board are attached.

BUDGET IMPACT:

N/A.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends approval of the requested General Future Land Use Amendment.