



Legislation Details (With Text)

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Title:	Ordinance Amending Chapter 30 of the Land Development Ordinance (LDO) With Respect To Zoning, Planning and Development - Assisted Living Facilities in C-M and C-H Zoning Districts				
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Date	Ver.	Action By	Action	Result
4/18/2017	1	City Council	adopt	Pass

Ordinance Amending Chapter 30 of the Land Development Ordinance (LDO) With Respect To Zoning, Planning and Development - Assisted Living Facilities in C-M and C-H Zoning Districts

Department: Planning
Council District: All

Public Hearing: Yes
Advertising Date/By: April 6 & 13 / City Clerk

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PURPOSE:

The purpose of the text amendment is to revise the Land Development Ordinance (LDO) to allow assisted living facilities within the C-M and C-H zoning districts with use standards. The City Council is required to hold a public hearing on this amendment before considering its approval.

BACKGROUND:

This amendment follows recently approved changes to the LDO expanding multifamily development options in these commercial districts and continues the City's efforts to expand housing choices in close proximity to jobs and services.

Currently, the LDO allows assisted living facilities in the multi-family; mixed use; office and public and institutional zoning districts. The proposed amendment encourages the integration of assisted living facilities into commercial districts under certain circumstances, including:

- The facility is integrated into an existing commercial development and includes interconnectivity (vehicular and pedestrian) between the residential and nonresidential components.

Travel ways for emergency vehicles shall be adequately sized and sufficient for access at all times. The Technical Review Committee may grant a Type 2 Modification to this standard in accordance with 30-4-11;

- Buildings meet the dimensional standards of Table 7-14;
- Buildings and any improvements do not encroach into the buffer planting yard; and
- Buildings shall have an architectural design that is integrated with the existing commercial buildings.

Adoption of this amendment will offer alternative development options for commercial sites, where significant infrastructure already exists and existing buildings could be reused or new buildings could be fully integrated. It supports several of the Comprehensive Plan policies as well, including:

Reinvestment/Infill Goal: Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

POLICY 4C: Promote new patterns and intensities of use to increase economic competitiveness and enhance quality of life in urban areas.

POLICY 4C.1: Establish standards for and promote new forms of compact development.

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

Economic Development Goal: 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.

BUDGET IMPACT:

There will be no impact on the current or future budgets.

RECOMMENDATION / ACTION REQUESTED:

The Planning Board recommended this amendment with revisions at its March meeting on a vote of 7-0. Staff recommends that City Council receive citizen comments and consider adoption of the proposed text amendment.