



Legislation Details (With Text)

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Title: Ordinance Amending the Future Land Use Map of the Greensboro Connections 2025 Future Land Use Plan for Property at 6701, 6707, and 6709 West Friendly Avenue. (Panorama Companies, LLC for Greensboro Korean Baptist Church, Inc. and Wesley S. and Carolyn C. Brogan)

Sponsors: Planning

Indexes:

Code sections:

Attachments: 1. CP 18-04 6701-6709 W Friendly Ave - GFLUM.pdf, 2. 04 PB 2018 APR Minutes.pdf, 3. Pana SOS.pdf, 4. Korean SOS.pdf, 5. 18-0317 GFLUM Ord W Friendly

Date	Ver.	Action By	Action	Result
7/17/2018	1	City Council	adopt	Pass

Ordinance Amending the Future Land Use Map of the Greensboro Connections 2025 Future Land Use Plan for Property at 6701, 6707, and 6709 West Friendly Avenue. (Panorama Companies, LLC for Greensboro Korean Baptist Church, Inc. and Wesley S. and Carolyn C. Brogan)

Department: Planning
Council District: 5

Public Hearing: Yes
Advertising Date/By: July 5 & 12, 2018/City Clerk

Contact 1 and Phone: Sue Schwartz, FAICP, 336-373-2149
Contact 2 and Phone: Jeff Sovich, AICP, 336-433-7264

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 6701, 6707, and 6709 West Friendly Avenue.

BACKGROUND:

A request has been made for a rezoning for property at 6701, 6707, and 6709 West Friendly Avenue. The requested zoning is not consistent with the current Low Residential future land-use category. 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:

Current:

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.

Proposed:

High Residential (over 12 d.u./acre): This category provides for high-density apartment dwellings, condominiums, life care, and similar housing types. Creating opportunities for this type of housing will become increasingly important to respond to demographic shifts and demand for affordable housing, and it is ideally suited near major activity and employment centers and in areas suitable for future transit service. Within this district, office buildings may also be accommodated.

The Planning Board provided comment on the proposed Comprehensive Plan amendment at their April 2018 meeting. Minutes of the May Planning Board are attached.

BUDGET IMPACT:

There is no budget impact for this item.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends approval of the requested Generalized Future Land Use Map Amendment.