



## Legislation Details (With Text)

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**Type:** Ordinance    **Status:** Passed

**File created:** 12/21/2018    **In control:** City Council

**On agenda:** 1/15/2019    **Final action:** 1/15/2019

**Title:** Ordinance Amending the Future Land Use Map of the Greensboro Connections 2025 Future Land Use Plan for Property at 2737 and 2745 - 2767 Horse Pen Creek Road

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. City Council Mailing CP 18-08 Horse Pen Creek Road, 2. Plng Bd Oct Minutes, 3. City Council Public Hearing Notice CP 18-08 Horse Pen Creek Road, 4. 19-0022 GFLUM Amd Ord Horse Pen Creek

Date	Ver.	Action By	Action	Result
1/15/2019	1	City Council	adopt	Pass

Ordinance Amending the Future Land Use Map of the Greensboro Connections 2025 Future Land Use Plan for Property at 2737 and 2745 - 2767 Horse Pen Creek Road

Department: Planning  
Council District: 4

Public Hearing: Yes  
Advertising Date/By: December 6<sup>th</sup> & 13th/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 2737 and 2745 - 2767 Horse Pen Creek Road.

### BACKGROUND:

A request has been made for a rezoning for property at 2737 and 2745 - 2767 Horse Pen Creek Road. The requested zoning is not consistent with the current Mixed Use Commercial, Low Residential and Moderate Residential future land-use categories. 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:

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.

**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.

**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.

**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 comments on the proposed Comprehensive Plan amendment at their October 2018 meeting. Minutes of the December 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.