Legislation Details (With Text)

File #:	ID 20-0164	**Version:** 1	**Name:**		
Type:	Ordinance		**Status:**	Postponed	
File created:	1/29/2020		**In control:**	City Council	
On agenda:	2/18/2020		**Final action:**		
Title:	Public Hearing for an Ordinance Amending the Future Land Use Map of the Greensboro Connections 2025 Future Land Use Plan for Property at 4100, 4108, and 4110 Lawndale Drive and 4201 Lake Jeanette Road.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	1. CP-19-08_LakeJeanetteLawndaleMap.pdf, 2. 12 PB 2019 December Minutes.pdf, 3. CP 19-08 4100-4110 Lawndale & 4201 Lake Jeanette - City Council Public Hearing Notice.pdf, 4. 20-0164 ORD Lawndale & Lake Jeanette GFLUM.pdf				

Date	Ver.	Action By	Action	Result

Public Hearing for an Ordinance Amending the Future Land Use Map of the Greensboro Connections 2025 Future Land Use Plan for Property at 4100, 4108, and 4110 Lawndale Drive and 4201 Lake Jeanette Road.
Department: Planning
Council District: 3

Public Hearing: Yes
Advertising Date/By: February 6 and 13/City Clerk

Contact 1 and Phone: Sue Schwartz, 373-2149
Contact 2 and Phone: Jeff Sovich, 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 4100, 4108, and 4110 Lawndale Drive and 4201 Lake Jeanette Road.

BACKGROUND:
A request has been made for a rezoning for property at 4100, 4108, and 4110 Lawndale Drive and 4201 Lake Jeanette Road. 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:

Commercial: This designation applies to large concentrations of commercial uses, such as recently constructed major shopping centers and "big box" retail. Such properties may not be expected to undergo redevelopment or a change in use over the plan horizon, and the immediate areas in which they are located may not be suitable for the introduction of mixed uses. While some new commercial centers are anticipated, in general new retail and commercial service uses will be encouraged within more diversified mixed-use centers rather than as stand-alone shopping centers or expanding highway commercial "strips."

The Planning Board provided comment on the proposed Comprehensive Plan amendment at their December 18, 2019 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.