Legislation Details (With Text)

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Title:	Public Hearing for an Ordinance Amending the Future Land Use Map of the Greensboro Connections 2025 Future Land Use Plan for Property at 1812, 1814, and 1818 Youngs Mill Road and 3921 Presbyterian Road				
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Attachments:	1. YM & Presb Rd_GFLUM Close.pdf, 2. City Council Public Hearing Notice.pdf, 3. City Council GFLUM Amendment Mailing.pdf, 4. 20-0333 ORD YM & Presby Rd_GFLUM Amend.pdf				

Date	Ver.	Action By	Action	Result
5/19/2020	1	City Council	adopt	Pass

Public Hearing for an Ordinance Amending the Future Land Use Map of the Greensboro Connections 2025 Future Land Use Plan for Property at 1812, 1814, and 1818 Youngs Mill Road and 3921 Presbyterian Road

Department: Planning
Council District: 1

Public Hearing: Yes
Advertising Date/By: May 7 and May 14/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 1812, 1814, and 1818 Youngs Mill Road and 3921 Presbyterian Road.

BACKGROUND:
A request has been made for an annexation and an original zoning for property at 1812, 1814, and 1818 Youngs Mill Road and 3921 Presbyterian Road. The requested zoning is to a zoning district that does not fit the definitions of the future land-use categories currently designated for the area on the Comprehensive Plan's Generalized Future Land Use Map (GFLUM) which are Mixed Use Commercial, Moderate Residential, and Interim Residential. The requested zoning requires a public hearing and an amendment to the 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.

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.

Interim Residential (generally at or above 3 dwelling units per acre): Areas with a mix of all types of residential densities and uses (single family detached, single family attached and multi-family), with some limited local-serving non-residential uses (schools, churches, convenience services). It is assumed that most of the new housing developed in the Water Sewer Service Area would be connected to water and sewer.

Proposed

Industrial/Corporate Park: This designation applies to areas where present or anticipated uses include both light and heavy industrial uses, such as manufacturing, assembly, and fabrication; wholesaling and distribution; and corporate office and technology parks, which may be introduced to replace older heavy industrial uses. Although new residential development is discouraged in areas designated for this land use category, pre-existing residential uses may be present in or adjacent to these areas. As established industrial areas redevelop, such residential, institutional, or similar uses should be protected from adverse impacts (heavy truck traffic, significant outside storage, factors such as noise, dust, and glare, etc.) through performance-based standards, buffers, and proper separation from noxious uses.

The Planning Board reviewed the proposed Comprehensive Plan amendment beginning March 18, 2020 and provided comments regarding the request on March 27, 2020. A summary of the Planning Board's comments is 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.