



Legislation Text

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Ordinance Amending Future Land Use Map of the Adopted Heath Communities Strategic Plan and Corresponding Portions of the Greensboro Connections 2025 Comprehensive Plan

Department: Planning
Council District: District 1

Public Hearing: January 19, 2016
Advertising Date/By: January 7 and 14, 2016

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PURPOSE:

To hold a public hearing and vote on an amendment to the Heath Community Strategic Plan and the Generalized Future Land Use Map of Connections 2025, Greensboro's Comprehensive Plan for a property at 625 Franklin Boulevard.

BACKGROUND:

A request has been made to rezone property at 625 Franklin Boulevard to an office use that is not consistent with the current Low Residential future land use category. Because of this discrepancy the rezoning requires an amendment to the Heath Community Strategic Plan (the Plan) and the Comprehensive Plan's Generalized Future Land Use Map (GFLUM) to be approved.

The current and proposed land uses are as follows.

From:

Low Residential: 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.

To:

Mixed Use Residential: This designation applies to neighborhoods or districts where the predominant use is residential and where substantial, compatible local-serving nonresidential uses may be introduced. Such use mixes are typically found in older, in-town neighborhoods that accommodate "corner stores" and other local services, as well as in newly developed traditional neighborhood developments (TNDs). This district is also applied in areas suited to a diverse mix of housing types and densities. Ensuring that buildings are of the appropriate scale and intensity is critical.

City Council adopted the Heath Community Strategic Plan in June of 2013. The future land use map in the Plan designates Low Residential as the predominant land use within the Plan's boundary, with a small portion of Moderate Residential designation for a portion of the neighborhood with an existing apartment complex. The Plan does list economic development as a high priority goal. Specifically regarding Franklin Boulevard the Plan states that neighborhood-scale retail development would be consistent with the development pattern of the neighborhood and with opinions expressed during meetings. However, there was not support for designating the entire road to a different use due to concerns that too much commercial or office use on Franklin Boulevard could overwhelm the neighborhood.

The Plan also lists "Provide Safe Activities for Neighborhood Youth" as a high priority goal as a response to complaints of loitering in Heath Park and other areas, and due to the lack of a City recreation center in the community.

The Planning Board held a public hearing on the Plan amendment request at their December 16, 2015 meeting. There were no speakers on the item. After review and discussion the Planning Board voted 8-0 to recommend approval of the Plan amendment.

BUDGET IMPACT:

This item will have no budget impact

RECOMMENDATION / ACTION REQUESTED:

The Planning Board voted 8-0 to recommend **approval** of this request.

Planning recommends **approval** of this request.

COMMITTEE ACTION: This item was referred to Council by the Infrastructure Committee.