



## Legislation Text

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**File #:** ID 16-0180, **Version:** 1

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### Ordinance Amending Future Land Use Map of the Greensboro Connections 2025 Comprehensive Plan

Department: Planning  
Council District: District 4

Public Hearing: March 1, 2016  
Advertising Date/By: February 18 and February 25, 2016

Contact 1 and Phone: Hanna Cockburn at 574-3576  
Contact 2 and Phone: Sue Schwartz at 373-2149

#### **PURPOSE:**

To hold a public hearing and vote on an amendment to the Generalized Future Land Use Map of Connections 2025, Greensboro's Comprehensive Plan for a property at 4803 and 4807 Hardindale Drive.

#### **BACKGROUND:**

A request has been made to rezone property at 4803 and 4807 Hardindale Drive to a residential 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 Comprehensive Plan's Generalized Future Land Use Map (GFLUM) to be approved.

The current and proposed land uses are as follows.

#### **From:**

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.

#### **To:**

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.

The Planning Board provided comment on the proposed Comprehensive Plan amendment at their October 21, 2016 meeting. The Board comments focused on the proposed change providing a good transition from single family density to higher density apartments in the vicinity. Minutes of the October 2015 Planning Board are attached.

**BUDGET IMPACT:**

This item will have no budget impact.

**RECOMMENDATION / ACTION REQUESTED:**

Planning recommends **approval** of this request.