



## Legislation Text

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**File #:** ID 16-0797, **Version:** 1

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Ordinance Amending the Future Land Use Map of the Lindley Park Neighborhood Plan and Corresponding Portion of the Greensboro Connections 2025 Comprehensive Plan

Department: Planning  
Council District: 3

Public Hearing: October 18, 2016  
Advertising Date/By: October 6, 13 2016/City Clerk

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### **PURPOSE:**

To conduct a public hearing and consider an amendment to the Generalized Future Land Use Map of the Lindley Park Neighborhood Plan and the corresponding portion of the Connections 2025 Comprehensive Plan.

### **BACKGROUND:**

A request has been made to rezone property at 2201 Spring Garden Street and 911 Scott Avenue that is not consistent with the current Multi-Family Residential future land use category. Because of this discrepancy, the requested rezoning requires an amendment to the Lindley Park Neighborhood Plan Future Land Use Map to be approved.

The current and proposed land uses are:

From:

*Multi-Family Residential (MF)*: This category provides for multi-family housing at a density of 6 to 12 dwelling units per acre. The Multi-Family Residential classification accommodates housing types ranging from small-lot, single family detached and attached dwellings such as townhouses to moderate density, low-rise apartment dwellings.

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.

The Planning Board provided comment on the proposed Comprehensive Plan amendment at their August 17, 2016 meeting. Minutes of the August 2016 Planning Board meeting are attached.

**BUDGET IMPACT:**

N/A.

**RECOMMENDATION / ACTION REQUESTED:**

Staff recommends approval of the requested Plan Amendment.