



City of Greensboro

Melvin Municipal Building
300 W. Washington Street
Greensboro, NC 27401

Legislation Text

File #: ID 16-0891, **Version:** 1

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

Department: Planning
Council District: 3

Public Hearing: November 15, 2016
Advertising Date/By: November 3 & 10 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 Connections 2025, Greensboro's Comprehensive Plan for property located at 200 West Cornwallis Drive.

BACKGROUND:

A request has been made to rezone property at 200 West Cornwallis Drive that is not consistent with the current Interim Residential future land use category. Because of this discrepancy, 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:

From:

Low Residential (3 to 5 du per 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 to 12 du per 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 September 21, 2016 meeting. Minutes of the September 2016 Planning Board are attached.

BUDGET IMPACT:

N/A.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends approval of the requested General Future Land Use Amendment.