



Legislation Text

File #: ID 18-0110, **Version:** 1

Ordinance Amending the Future Land Use Map of the Greensboro Connections 2025 Future Land Use Plan for Property at 2924-2930 Liberty Road and 2935 Pleasant Garden Road

Department: Planning
Council District: 1

Public Hearing: Yes
Advertising Date/By: March 8 and 15, 2018/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 2924-2930 Liberty Road and 2935 Pleasant Garden Road

BACKGROUND:

A request has been made for an annexation and original zoning for property at 2924-2930 Liberty Road and 2935 Pleasant Garden Road. The requested zoning is not consistent with the current High Residential future land-use category. 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:

Current:

High Residential (over 12 dwelling units/acre): This category provides for high-density apartment dwellings, condominiums, life care, and similar housing types. Creating opportunities for this type of housing will become increasingly important to respond to demographic shifts and demand for affordable housing, and it is ideally suited near major activity and employment centers and in areas suitable for future transit service. Within this district, office buildings may also be accommodated.

Proposed:

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.

The Planning Board provided comment on the proposed Comprehensive Plan amendment at their December 2017 meeting. Minutes of the December Planning Board are 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.