



Legislation Text

File #: ID 18-0252, **Version:** 1

Ordinance Amending the Future Land Use Map of the Greensboro Connections 2025 Future Land Use Plan for Property at 1299 and 1301 Youngs Mill Road (Goria Youngs Mill, LLC and Gladys M. Sears)

Department: Planning
Council District: 1

Public Hearing: Yes
Advertising Date/By: May 3 and 10, 2018/City Clerk

Contact 1 and Phone: Sue Schwartz, FAICP, 336-373-2149
Contact 2 and Phone: Jeff Sovich, AICP, 336-433-7264

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 1299 and 1301 Youngs Mill Road

BACKGROUND:

A request has been made for a rezoning for property at 1299 and 1301 Youngs Mill Road. The requested zoning is not consistent with the current Low 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:

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.

Proposed:

Mixed Use Corporate Park: This designation is intended for large tracts of undeveloped land near the City's fringe that are appropriate for well planned, larger scale business/employment parks with supporting uses such as retail, hotels, and residential. Primary uses such as office, flex office, technology research and development, light manufacturing, distribution, and assembly should be placed in a campus-like or "corporate park" setting with generous, linked open space to maximize value and to promote visual quality and compatibility with the surrounding area. Pedestrian-friendly features such as buildings placed near the street, sidewalks, and trails leading to nearby uses such as retail and housing should be encouraged.

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