



## Legislation Text

---

**File #:** ID 18-0433, **Version:** 1

---

Ordinance Amending the Future Land Use Map of the Greensboro Connections 2025 Future Land Use Plan for Property at 909 and 911 Woodbrook Avenue

Department: Planning  
Council District: 5

Public Hearing: Yes  
Advertising Date/By: July 5 and 12, 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 909 and 911 Woodbrook Avenue

### **BACKGROUND:**

A request has been made for a rezoning for property at 909 and 911 Woodbrook Avenue. 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:**

Institutional: This designation applies to university and college campuses, major medical/health care concentrations, and similar large-scale institutional activity centers.

The Planning Board provided comment on the proposed Comprehensive Plan amendment at their May 2018 meeting. Minutes of the May 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.