



## Legislation Text

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**File #:** ID 19-0242, **Version:** 1

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Ordinance Amending the Future Land Use Map of the Greensboro Connections 2025 Future Land Use Plan for Property at 449 and 451 Guilford College Road

Department: Planning

Council District: 5

Public Hearing: Yes

Advertising Date/By: /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 449 and 451 Guilford College Road.

### **BACKGROUND:**

A request has been made for a rezoning for property at 449 and 451 Guilford College Road. The requested zoning is not consistent with the current designation of Moderate Residential on the Comprehensive Plan's Generalized Future Land-Use Map (GFLUM). In order to be approved, the requested rezoning requires an amendment to the GFLUM.

The current and proposed land uses are:

#### **Current:**

Moderate Residential (5-12 d.u./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.

#### **Proposed:**

High Residential (over 12 d.u./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.

The Planning Board provided comment on the proposed Comprehensive Plan amendment at their February 2019 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.