



Legislation Text

File #: ID 20-0165, **Version:** 1

Public Hearing for an Ordinance Amending the Future Land Use Map of the Greensboro Connections 2025
Future Land Use Plan for Property at 389 Fairystone Drive

Department: Planning

Council District: 1

Public Hearing: Yes

Advertising Date/By: February 6 and 13/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 389 Fairystone Drive.

BACKGROUND:

A request has been made for an annexation and original zoning for property at 389 Fairystone Drive. The requested zoning is not consistent with the current Moderate Residential and Industrial /Corporate Park 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:

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.

And

Industrial/Corporate Park: This designation applies to areas where present or anticipated uses include both light and heavy industrial uses, such as manufacturing, assembly, and fabrication; wholesaling and distribution; and corporate office and technology parks, which may be introduced to replace older heavy industrial uses. Although new residential development is discouraged in areas designated for this land use category, pre-existing residential uses may be present in or adjacent to these areas. As established industrial areas redevelop, such residential, institutional, or similar uses should be protected from adverse impacts (heavy truck traffic, significant outside storage, factors such as noise, dust, and glare, etc.) through performance-based standards, buffers, and proper separation from noxious uses.

Proposed:

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.

The Planning Board provided comment on the proposed Comprehensive Plan amendment at their August 21, 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.