



Legislation Text

File #: ID 20-0309, **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 5710 and 5711-5733 Ruffin Road and 5412-5414 and 5420-5424 Freedom Lane

Department: Planning

Council District: 5

Public Hearing: Yes

Advertising Date/By: April 9 and April 16, 2020/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 5710 and 5711-5733 Ruffin Road and 5412-5414 and 5420-5424 Freedom Lane.

BACKGROUND:

A request has been made for an annexation and an original zoning for property at 5710 and 5711-5733 Ruffin Road and 5412-5414 and 5420-5424 Freedom Lane. The requested zoning is not consistent with the current Moderate Residential future land-use category. The requested rezoning requires a public hearing and 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 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

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 19, 2020 meeting. Draft minutes of the February 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.