

**City of Greensboro Planning Department
Generalized Future Land Use Map Plan Amendment
December 17, 2008 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed amendments to the Connections 2025 Comprehensive Plan. Plan Amendments not in association with rezoning cases are heard by the Planning Board, and recommended to the City Council for final action.

Case Number: CP-08-20

Request: To amend the Generalized Future Land Use Map (Figure 4-2) of the Greensboro Connections 2025 Comprehensive Plan for properties located east of Boulder Road, south of S. Chimney Rock Road and west of Chimney Rock Court and a portion of the Greensboro Urban Loop north of Guilford College Road, from Undesignated to the Industrial Corporate Park and High Residential Land Use Classifications.

Location: East of Boulder Road, south of S. Chimney Rock Road and west of Chimney Rock Court and a portion of the Greensboro Urban Loop north of Guilford College Road

Size: approximately 94.35 acres

Existing Land Use: Industrial operations and Quarry, Urban Loop right-of-way

CONNECTIONS 2025 LAND USE CLASSIFICATION

Existing:

Undesignated – These sites were not located within the City of Greensboro’s eventual annexation jurisdiction due to approved annexation agreements with surrounding jurisdictions when the Comprehensive Plan was adopted in 2003. With the approval of recent amendments to the Greensboro-High Point annexation agreement line (approved by Greensboro City Council on October 7, 2008 and High Point City Council on October 20, 2008) these sites are now within the City of Greensboro’s eventual annexation jurisdiction and must be assigned future land use classifications.

Proposed:

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.

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.

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

The following policies are applicable in this case:

Growth at the Fringe Goal: Provide a development framework for the fringe that guides sound, sustainable patterns of land use, limits sprawl, protects rural character, evidences sound stewardship of the environment, and provides for efficient provision of public services and facilities as the City expands. Development will increase density and mix land uses at a pedestrian scale with sidewalks, bikeways, and where possible, public transit.

Economic Development Goal: Promote a healthy, diversified economy with a strong tax base and opportunities for employment, entrepreneurship and for-profit and non-profit economic development for all segments of the community, including under-served areas such as East Greensboro.

Community Facilities Goal: Provide community facilities, services, and infrastructure in a cost-effective manner to meet citizens' needs, contribute to quality of life, and support desired land use patterns.

COMPREHENSIVE PLAN AMENDMENT HISTORY

Case #	Date	Request Summary
N/A	N/A	N/A

APPLICANT STATED REASONS FOR REQUEST

Explain in detail why the change is needed and a justification for such a change:

When the City of Greensboro adopted its Comprehensive Plan in 2003, the Generalized Future Land Use Map assigned land use classifications for all areas that could potentially be annexed into the City. These properties, pursuant to a utility agreement, have been submitted for voluntary annexation. Since these properties did not have a future land use classification when the GFLUM was originally adopted, future land use classifications must be proposed and approved through a public hearing process.

Explain in detail the conditions that you think may warrant a Plan Amendment (i.e. unforeseen circumstances or the emergence of new information, unanticipated changes in development pattern, rezonings, transportation improvements, economic opportunities, changes in socioeconomic conditions, etc.):

Pursuant to a utility agreement these properties have been submitted for voluntary annexation and future land use classifications must be assigned. The properties are now eligible for annexation as a result of the recently amended High Point/Greensboro annexation agreement line.

STAFF ANALYSIS

Need for the Proposed Change:

With recent changes to the annexation agreement line between the City of Greensboro and City of High Point additional properties are now within the eventual jurisdiction of Greensboro. Since these areas were not in Greensboro's eventual jurisdiction when the Comprehensive Plan was adopted, no future land use classification was assigned at that time. With the amended annexation agreement line moving new properties into Greensboro's eventual jurisdiction, future land use classifications must now be assigned. Because of the existing land use classifications adjacent to this property the Industrial/Corporate Park land use classification is being proposed for the western portion of the site and High Residential for the eastern portion of the site.

Effect of the proposed Change on the Need for City Services and Facilities:

The associated zoning and annexation will facilitate the expansion of city facilities.

Implications, if any, the Amendment may have for Other Parts of the Plan:

None as the proposed designations are merely extensions of the future land designations for immediately adjacent areas and will not significantly alter established land use patterns.

Unforeseen Circumstances or the Emergence of New Information (e.g. significant economic opportunity in Tier 2 or 3):

Revision of the Greensboro-High Point annexation agreement created the need for assignment of future land use classifications for these properties.

STAFF RECOMMENDATION

The Planning Department recommends approval of the proposed amendment.