



# City of Greensboro

Melvin Municipal  
Office Building  
300 W. Washington Street  
Greensboro, NC 27401

## Agenda Report

File Number: 2021-237

---

### Agenda Item# D.5.

**Agenda Date:** 10/19/2021. **Department:** Planning

**Meeting Type:** Council Meeting **Category:** Public Hearing Agenda

**Title:** 2021 - 237 Public Hearing for the Adoption of an Amendment to the Land Development Ordinance: Amending Sections 30-4-5 (Map Amendments), 30-4-15 (Plot Plans and Site Plans), 30-4-17 (Subdivisions), and 30-9-3 (Street Access) of the Land Development Ordinance related to Transportation Impact Studies and Cross-access Regulations.

**Council Priority: Place an 'x' in the box.**

- Create an Environment to Promote Economic Development Opportunities and Job Creation
- Maintain Infrastructure and Provide Sustainable Growth Opportunities
- Promote Public Safety & Reduce Crime
- Exceptional Customer Service and a Diverse City Government Workforce
- Ensure Fiscal Stewardship, Transparency, & Accountability

**Council District:** All

**Public Hearing:** Yes

**Advertising Date/By:** October 7 and 14, 2021/by City Clerk

**Contact 1 and Phone:** Sue Schwartz at 373-2149

**Contact 2 and Phone:** Mike Kirkman 373-4649

**PURPOSE:**

The purpose of the text amendment is to amend the Land Development Ordinance (LDO) to shift the Transportation Impact Study requirements to the appropriate site plan and subdivision sections of the ordinance and shift the cross-access requirements to Chapter 26. The City Council is required to hold a public hearing on this amendment before considering its approval.

**BACKGROUND:**

The Land Development Ordinance (LDO) requires a Transportation Impact Study (TIS) in certain circumstances for rezonings, site plans and subdivisions. A TIS is a study conducted to evaluate the capacity and safety impacts on the transportation system from a proposed development and identify necessary improvements or management strategies to mitigate negative impacts.

Currently the TIS requirements, for all three cases, are located within the rezoning section (30-4-5) of the LDO. This text amendment moves the requirements related to site plans to the site plan section (30-4-15) and the requirements related to subdivisions to the subdivision section (30-4-17). The text amendment does this without making any changes to that which is currently required.

The LDO also requires cross-access between parcels in certain circumstances. Cross-access is an easement or service drive providing vehicular access between two or more contiguous sites so that motorists and pedestrians do not need to reenter the public street system to gain access to an adjacent site.

Currently the cross-access requirements are located within the general development standards section (30-9-3) of the LDO. Since these requirements have a direct impact on the City's transportation network and so as to better coordinate cross-access with other transportation requirements, this text amendment moves the cross-access requirements to the Transportation Section (Chapter 26) of the Code or Ordinances. The text amendment does this without making any changes to that which is currently required.

**BUDGET IMPACT:**

This item will have no budget impact.

**ACCOUNT NUMBER:**

N/A

**RECOMMENDATION / ACTION REQUESTED:**

The Planning and Zoning Commission recommended this amendment at its September meeting on a vote of 8-0.

Staff recommends that City Council receive citizen comments and consider adoption of the proposed text amendment.