



GREENSBORO
NORTH CAROLINA

PLANNING

DATE: January 31, 2025

TO: Greensboro City Council

FROM: Christopher Andrews, AICP, Land Development Division Manager

DEPARTMENT: Planning

SUBJECT: LDO text amendment – Planned Unit Development Technical Amendments

Background – Planned Unit Development (PUD) districts are intended to “allow a diverse mixture of residential and/or nonresidential uses and structures that function as cohesive and unified projects”, and “encourage innovation by allowing flexibility in permitted use, design, and layout requirements.”

As Planning Department staff has had discussions with City leaders, residents, engineers, developers, land use attorneys, architects and other design and development professionals, a desire for added flexibility of standards within PUD districts has recently been a common remark. Some standards, including those related to permitted use standards, street design, and off-street parking ratios, have been identified as needing refinement to allow for a more-tailored approach to PUD design, and better allows for development that reflects the intention of the PUD district. PUD districts with greater design flexibility can facilitate the creation of great places; places that are interesting, attractive and vibrant.

Amendment Summary – This text amendment is necessitated by two major factors.

First, these amendments allow Planned Unit Development districts to better support the Greensboro City Council strategic goal of providing an abundance of attainable housing, and are also supported by the goals of *GSO2040*, the City’s Comprehensive Plan in Creating Great Places and Becoming Car Optional.

Second, the routine maintenance of a development ordinance is an important part of the administration of a city’s development regulations. Some standards may need to be amended due to changes in state statutes, due to observed trends, or due to standards that are difficult or impossible to enforce. Recently, applications for Planned Unit Developments have prompted Planning staff to examine how the PUD standards might better allow for applicants to create more-distinct developments that have not previously been proposed in Greensboro.

In summary, the amendments would allow:

- Planned Unit Development districts to have additional use standards that better relate to specific principal or accessory uses proposed within a PUD,
- Alternate street design standards within a PUD that are appropriate with planned settings and land uses; and

- Minimum off-street parking ratios to be established through a Unified Development Plan.

At its January 13, 2025 meeting, the Planning and Zoning Commission unanimously recommended approval of this text amendment as presented. Staff requests that the Planning and City Council hold a public hearing, receive public input and consider approving these changes to the Land Development Ordinance.

If you have any questions or need additional information, please contact me at 336-373-2918 or christopher.andrews@greensboro-nc.gov.