



City of Greensboro

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

Agenda Report

File Number: 2025-127

Agenda Item# H.11.

Agenda Date: 2/18/2025. **Department:** Planning

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

Title: 2025-127 Public Hearing for an Ordinance Amending the Greensboro Land Development Ordinance for Standards within the PUD (Planned Unit Development) Zoning District

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

- | | |
|---|---|
| <input type="checkbox"/> Safest City | <input type="checkbox"/> Most Skilled Workforce |
| <input checked="" type="checkbox"/> Easiest Place to Do Business | <input type="checkbox"/> Most Connected City |
| <input type="checkbox"/> Youth Sports Capital | <input type="checkbox"/> Hub of Recreation and Entertainment |
| <input checked="" type="checkbox"/> Abundance of Attainable Housing | <input checked="" type="checkbox"/> Other/Admin <u>Promote Economic Development</u> |

Council District: All Council Districts

Public Hearing: Yes

Advertising Date/By: February 6 and 13, 2025/by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext. 2149

Contact 2 and Phone: Mike Kirkman, Ext 4649

PURPOSE:

The purpose of this request is to amend 30-7-7.2 PUD, Planned Unit Development, related to the standards of Planned Unit Development district.

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.

Vision Statement: “A Community with Endless Economic Opportunities and Exceptional Quality of Life.”

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.

Additionally, 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 PUD districts have prompted Planning staff to examine how the PUD district 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.

Following a public hearing on January 13, 2025, the Planning and Zoning Commission voted 9-0 to recommend approval of this proposed ordinance as presented. There were no speakers who spoke regarding the request. (See summary minutes of the January 13, 2025 Planning and Zoning Commission meeting).

BUDGET IMPACT:

This item will have no budget impact

ACCOUNT NUMBER:

N/A

RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council hold a public hearing and approve this request. The Council may approve the ordinance amendment as presented; approve with modification; or deny the amendment.

The Planning and Zoning Commission recommended **approval** of this request, as presented, 9-0.

Planning recommends **approval** of the **ordinance text amendment** request based on:

- Request is consistent with the **Filling in Our Framework** Big Idea to arrange land uses to create a more vibrant and livable Greensboro.
- Request is consistent with Strategy 2 of the **Creating Great Places** Big Idea to meet housing needs and desires with a sufficient and diverse supply of housing products, prices and locations.