

UDO TEXT AMENDMENT CASE #24-05-PLBD-00082: AMEND SECTION 4.3, TABLE 4.3-1 PERMITTED USE SCHEDULE AND SECTION 5.6 DEVELOPMENT STANDARDS AS APPLICABLE TO THE MXU, MIXED-USE ZONING DISTRICT

Description

The Planning staff proposes a text amendment to the Guilford County Unified Development Ordinance (UDO), Subsection 4, Zoning Districts, and Subsection 5, Development Standards for Individual Uses, as referenced in Chapter 15, Article II, Section 15-56 of the Guilford County Code of Ordinances. The first change would add certain Use Types listed under Section 4.3, Table 4.3-1, Permitted Use Schedule of the UDO as allowed under the MXU district. The second change will add MXU as a district where development standards for individual uses will apply under Section 5.6, Recreation and Entertainment.

More specifically, Other Indoor Uses Not Listed in the Other Recreation and Entertainment Uses Use Category is to be allowed in the MXU zoning district as uses by right (P). Additionally, the Planning Board revised the staff recommendation for Theater (Outdoor) with Development Standards (D) to requiring a Special Use Permit. Please see attached for other recommended uses in the MXU zoning district.

SEE ATTACHED

Underlined text indicates new or revised text. ~~Strikethrough~~ text indicates text to be deleted.

Consistency Statement

Consistency with Adopted Plans: The proposed text amendment is consistent with Policy 2.4.7 of the Housing Element of the Guilford County Comprehensive Plan (effective October 1, 2006), which states, "Review Mixed-Use development standards in the Development Ordinance, and pursue amendments as deemed necessary, to foster more creativity in design and housing options."

Staff Recommendation

Staff Recommendation: Staff recommends approval.

The recommended action, as revised by the Planning Board to require Theater (Outdoor) by a Special Use Permit and Other Indoor Uses Not Listed as uses by right (P), is reasonable and in the public interest because it is consistent with Policy 2.4.7 of the Housing Element of the Comprehensive Plan and the intent of the MXU district under Section 4.2.17 of the UDO, which reads as follows: "This district is intended for a mix of high-intensity residential, retail, and commercial uses compatible with adjacent development. The mix of uses may be horizontal or vertical. This district shall consider connectivity via all modes of travel and provide multiple housing types to suit residents in all stages of life."