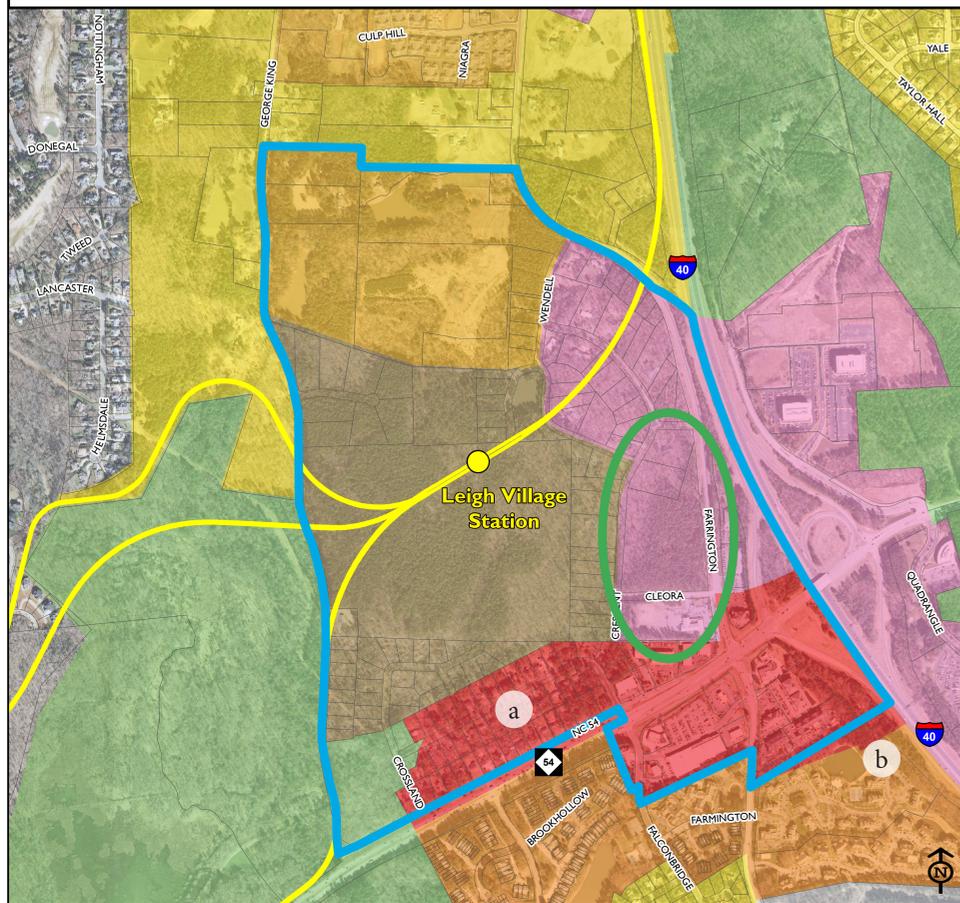


Recommended Changes to the Future Land Use Map

The Future Land Use Map provides guidance for how land should be developed or preserved in the future. The colors represent different land uses. For instance, commercial areas are shown in red and parks and open spaces are shown in green. If there is a request to rezone a property, the request must be consistent with the Future Land Use Map.

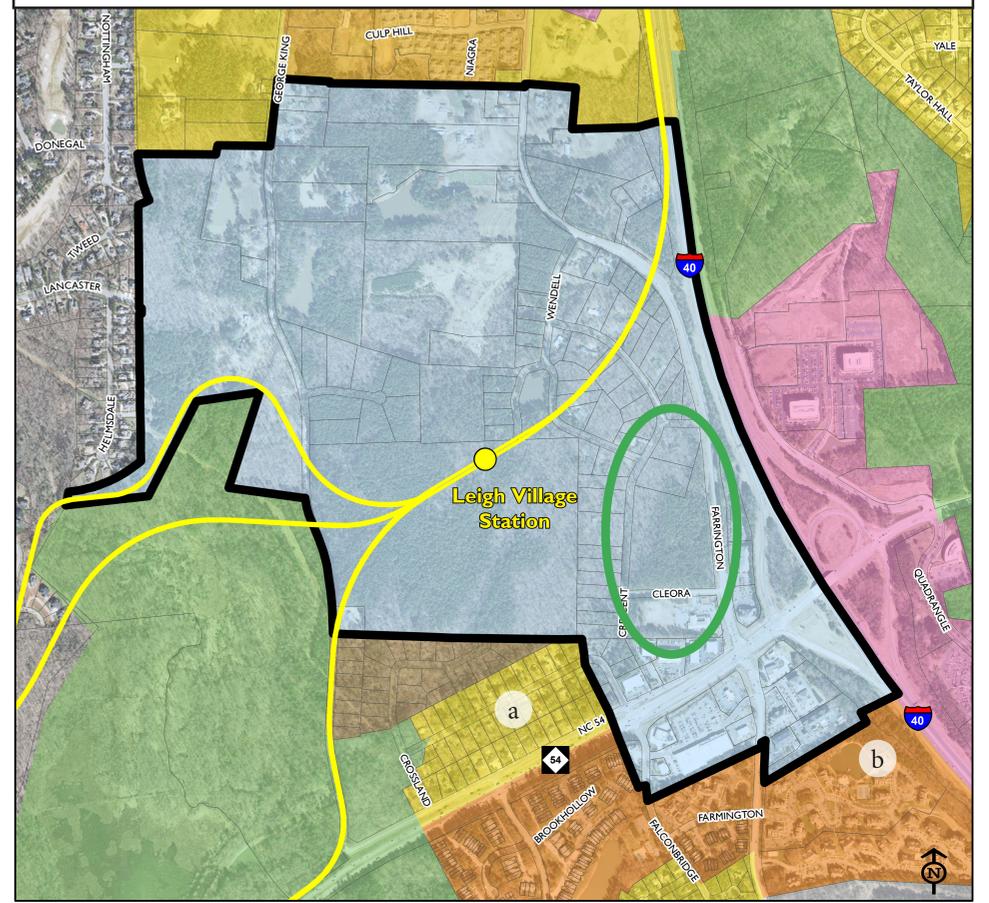
Currently Adopted Future Land Use Map



Future Land Use Designation

- | | |
|---|--|
| ■ Low Density Residential (4 Units/Acre or less) | ■ Commercial |
| ■ Low-Medium Density Residential (4 - 8 Units/Acre) | ■ Institutional |
| ■ Medium Density Residential (6 - 12 Units/Acre) | ■ Office |
| ■ Medium-High Density Residential (8 - 20 Units/Acre) | ■ Recreation / Open Space |
| | ■ Design District |

Proposed Future Land Use Map



- | |
|--|
| ● Proposed LRT stations |
| — Proposed D-O LRT alignments |
| — 2005 Suburban Transit Area |
| — Staff Recommended Compact Neighborhood Boundary |
| ○ subject site |

Proposed Changes

1. Convert the Suburban Transit Area to a Compact Neighborhood Tier with updated boundaries.

CURRENT DESIGNATION

The current Future Land Use Map includes a 356-acre Suburban Transit Area around the Leigh Village Station that extends west of Interstate 40, mostly on the north side of NC Highway 54 to George King Road.

PROPOSED DESIGNATION

Staff recommends a Compact Neighborhood Tier with an updated boundary that includes additional undeveloped or underdeveloped land to the north and west, but avoids an intact residential neighborhood. The proposed Compact Neighborhood encompasses approximately 418 acres.

2. Change the Future Land Use Designations.

CURRENT DESIGNATION

The current Future Land Use Map indicates the areas around the Leigh Village Station should develop over time as a mixture of Commercial (53 acres), Low Density Residential (110 acres), Low Medium Density Residential (70 acres), Medium High Density Residential (110 acres), and Office (75 acres).

PROPOSED DESIGNATION

Staff recommends designating areas within the proposed Compact Neighborhood Tier boundary as Design District. This directs future rezonings to follow a form-based code called the Compact Design (CD) district which encourages a mix of uses and emphasizes pedestrian-oriented design.

3. Additional Updates.

CURRENT DESIGNATION

- The Eastwood Park neighborhood is currently designated Commercial
- Due to a mapping error, a parcel is split between Commercial and Medium Density Residential.

PROPOSED DESIGNATION

- Staff recommends changing the future land use designation to reflect the neighborhood's current use: Low Density Residential (4 units per acre or less).
- Staff recommends correcting the mapping error and establishing the entire parcel as Medium Density Residential.