

Sub-Area Plan C

Introduction

In 2019 Greenville adopted its 2040 Comprehensive Plan. Action Item 4c-2 recommended Area Development (Neighborhood level) plans be prepared for each sub-area (A-F) as identified in Framing Concept 4c: Vibrant Neighborhoods. Since the adoption of the 2040 Comprehensive Plan Greenville has updated its Zoning and Subdivision Ordinances as well as conducted a Village wide rezoning of over 2,000 parcels consistent with its comprehensive plan. With these major projects completed the next step was to develop sub-area plans as identified in Action Item 4c-2. On December 20, 2021 the Planning Commission decided to develop a plan for Sub-Area C.

Process

A project website was created to track the process and public participation efforts which can be accessed at http://www.townofgreenville.com/departments/sub_area_plan_project.php. A variety of public participation methods were used including public meetings, a mailing, facebook posts, newsletter articles and a survey. Ultimately, a public hearing was held at a Planning Commission meeting and the Village Board adopted the sub-area plan as an Appendix to the 2040 Comprehensive Plan.

Plan Recommendations

In addition to the illustrative plan map developed and attached as Exhibit 1 Sub-Area Plan C Map, the following are recommendations to support the plan. Village staff, Planning Commission, Village Board and the development community should consider the following recommendations and Exhibit 1 when considering development in the sub-area. The plan is intended to be flexible and should be used as a guide for future development decisions.

1. Development of the area should be predominately single-family residential following the R1 Single Family Residential Zoning Regulations. Duplex and attached single family residential may be considered; if they are they should be considered on corner lots and developed so as to blend into the single family aesthetic.
2. Transition lots (lots larger than the minimum required by zoning) should be required when development occurs adjacent to existing large lot residential parcels to act as a buffer between the larger existing estate lots.
3. A traditional grid street network and lot layout should be utilized along with sidewalks. Trails should be utilized adjacent to stormwater features, parks and connections to public spaces where sidewalks aren't available. If existing residential parcels redevelop as part of a larger development proposal, the traditional street/lot layout should be extended and continued through those properties in order to make logical transportation connections for safety and efficiency.
4. The existing industrial area could be redeveloped into single family residential.
5. Parks should be centrally located within developments.

6. Municipal sanitary sewer shall service the area and should follow the Master Sanitary Plan adopted by Village Resolution 01-22. See Exhibit 2 for more detail.
7. Municipal water shall service the area and should follow the Master Water Plan adopted by Village Resolution 02-22.
8. A stormwater/floodplain/wetland study should be considered in order to better understand the environmental needs of the area as there is concern with the existing swamp/floodplain/wetlands and flooding in the area. Exhibit 1 Sub-Area Plan C Map doesn't take into account mapped or unmapped wetlands outside of the swamp and floodplain area and proposed street and lot layout may need to be modified based on findings.
9. Mayflower and Everglade roads should be urbanized to handle future development and brought up to Village standards.