Item: 4123 and 4125 Lawndale Drive
Rezoning

Date: March 16, 2021

Zoning Amendment Statement by City Council on Consistency with
Adopted Comprehensive Plan and Reasonableness

The **Greensboro City Council** believes that its action to recommend **approval/denial** of the rezoning request, for the property described as **4123 and 4125 Lawndale Drive** from **R-3 (Residential Single-family – 3) to CD-C-L (Conditional District - Commercial - Low)** to be **consistent** with the adopted GSO 2040 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: **[choose from the following based on the motion]**

Factors that support **approval** of the rezoning request:	Factors that support **denial** of the rezoning request:
1. The request is consistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map.	1. The request is inconsistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map.
2. The CD-C-L zoning district, as requested, would permit uses that are complimentary to those existing on adjacent tracts and contains conditions that limit potential negative impacts on adjacent residential uses.	2. The CD-C-L zoning district, as requested, would not limit negative impacts on the adjacent residential uses.
3. The request is reasonable due to the size, physical conditions, and other attributes of the area, it will benefit the property owner and surrounding community, and approval is in the public interest.	3. The request is not reasonable due to the size, physical conditions, and other attributes of the area, it will be a detriment to the neighbors and surrounding community, and denial is in the public interest.
4. **Other factors raised at the public hearing, if applicable (describe)**	4. **Other factors raised at the public hearing, if applicable (describe)**