

Item 48: Rezoning – 2400 North Elm Street

Date: July 21, 2020

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** the rezoning amendment, for the property located at **2400 North Elm Street** from **R-3 (Residential Single-family - 3) to CD-RM-8 (Conditional District – Residential Multi-family - 8)** to be **consistent** with the adopted Connections 2025 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:
<ol style="list-style-type: none"> 1. The request is consistent with the Comprehensive Plan’s Big Idea for Filling In Our Framework to arrange land uses to create a more vibrant and livable Greensboro 2. The request allows uses that are compatible with surrounding uses 3. The proposed CD-RM-8, includes conditions to limit potential off-site impacts to nearby uses 4. 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 5. Other factors raised at the public hearing, if applicable (describe) 	<ol style="list-style-type: none"> 1. The request is inconsistent with the Comprehensive Plan’s Big Idea for Filling In Our Framework to arrange land uses to create a more vibrant and livable Greensboro. 2. The request does not allow uses that are compatible with surrounding uses. 3. The proposed CD-RM-8, even with conditions, does not limit potential off-site impacts to nearby uses. 4. The request is unreasonable due to the size, physical conditions, and other attributes of the area, it will benefit the property owner and surrounding community, and denial is in the public interest 5. Other factors raised at the public hearing, if applicable (describe)