

**Item: Original Zoning  
1308 and 1310 Ranhurst Road**

Date: April 21, 2020

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

The **Greensboro City Council** believes that its action to recommend **approval/denial** of the original zoning request, for the properties located at **1308 and 1310 Ranhurst Road** from **County RS-30 (Single-family Residential)** to **City R-3 (Single-family Residential – 3)** 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 <b>approval</b> of the rezoning request:	Factors that support <b>denial</b> of the rezoning request:
<ol style="list-style-type: none"><li>1. The request is consistent with the Comprehensive Plan's Housing and Neighborhoods goal to meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods.</li><li>2. The request is consistent with the Comprehensive Plan's Growth at the Fringe goal to provide a development framework for the fringe that guides sound, sustainable patterns of land use as the City expands.</li><li>3. The proposed R-3 zoning district is primarily intended to accommodate low density single-family detached residential development with a maximum density of 3 dwelling units per acre and is consistent with the surrounding pattern of residential development.</li><li>4. <b>Other factors raised at the public hearing, if applicable (describe)</b></li></ol>	<ol style="list-style-type: none"><li>1. The request is inconsistent with the Comprehensive Plan's Housing and Neighborhoods goal to meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods.</li><li>2. The request is inconsistent with the Comprehensive Plan's Growth at the Fringe goal to provide a development framework for the fringe that guides sound, sustainable patterns of land use as the City expands.</li><li>3. The proposed R-3 zoning district is primarily intended to accommodate low density single-family detached residential development with a maximum density of 3 dwelling units per acre. However, the request is inconsistent with the surrounding pattern of residential development.</li><li>4. <b>Other factors raised at the public hearing, if applicable (describe)</b></li></ol>