

**Item 46: Rezoning
4720, 4720A, 4724, 4726 and 4730 Mitchell Avenue**

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 **approve/deny** the zoning amendment, for the property located at **4720, 4720A, 4724, 4726, and 4730 Mitchell Avenue** from **R-3 (Residential Single-family - 3)** to **CD-RM-12 (Conditional District – Residential Multi-family 12)** 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:
<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 Greensboro2. The request allows uses that are compatible with surrounding uses3. The proposed CD-RM-12, includes conditions to limit potential off-site impacts to nearby uses4. 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 interest5. 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-12, 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 interest5. Other factors raised at the public hearing, if applicable (describe)