

**Item 18: Rezoning
1898 Cude Road and 8005 Leabourne Road**

Date: August 18, 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** of the original zoning request, for the property located on a **1898 Cude Road and 8005 Leabourne Road** from **County AG (Agricultural) to CD-R-5 (Conditional District - Residential Single-family - 5)** 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 Western Area Plan.2. The uses requested are of a similar scale, intensity, or off-site impact as existing nearby uses.3. The proposed CD-R-5 request, as conditioned, fits the context of surrounding area.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 Western Area Plan.2. The uses requested are not of a similar scale, intensity, or off-site impact as existing nearby uses.3. The CD-R-5 district, as requested, includes conditions but they do not limit negative impacts on the surrounding neighborhood.4. 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.5. Other factors raised at the public hearing, if applicable (describe)