

**Item 20: Original Zoning and Rezoning
351, 359 and 367 Air Harbor 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** the original zoning and rezoning requests, for **351, 359, and 367 Air Harbor Road** from **County AG (Agricultural)** and **City R-5 (Residential Single-family – 5)** to **City CD-RM-8 (Conditional District - Residential Multi-family - 8)** 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 Future Built Form Map and Future Land Use Map.2. The property proposed for rezoning can accommodate a satisfactory transition to the existing scale and intensity of existing, adjacent uses.3. The proposed CD-RM-8 request as conditioned, limits principal structure height to not more than 35 feet, which 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 Future Built Form Map and Future Land Use Map.2. The property proposed for rezoning cannot accommodate a satisfactory transition to the existing scale and intensity of existing, adjacent uses3. The proposed CD-RM-8 request as conditioned, limits principal structure height to not more than 35 feet. However, this does not fit the context of surrounding area.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)