

## Item 21: Rezoning

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 rezoning request for the properties identified as **3606-B, 3608, 3612, and 3612-YY North Church Street** from **R-5 (Residential Single-family - 5)** to **CD-C-M (Conditional District – Commercial - Medium)** 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 <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 Future Built Form Map and Future Land Use Map.</li><li>2. The uses requested are of a similar scale, intensity, or off-site impact as existing nearby uses and the request accommodates a satisfactory transition to the existing scale and intensity of existing, adjacent uses.</li><li>3. The proposed CD-C-M rezoning request imposes conditions that will limit negative impacts on surrounding uses.</li><li>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.</li><li>5. <b>Other factors raised at the public hearing, if applicable</b> (describe)...</li></ol>	<ol style="list-style-type: none"><li>1. The request is inconsistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map.</li><li>2. The uses requested are not of a similar scale, intensity, or off-site impact as existing nearby uses and the request does not accommodate a satisfactory transition to the existing scale and intensity of existing, adjacent uses.</li><li>3. The requested CD-C-M, as conditioned, does not limit negative impacts on the surrounding neighborhood.</li><li>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.</li><li>5. <b>Other factors raised at the public hearing, if applicable</b> (describe)...</li></ol>