

**Item: 1414, 1509, 1511 and 1515 West Cone Boulevard and
2111, 2113, 2115 and 2117 Cleburne Street
Rezoning**

Date: November 17, 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 described as **1414, 1509, 1511 and 1515 West Cone Boulevard and 2111, 2113, 2115 and 2117 Cleburne Street** from **R-3 (Residential Single Family – 3) and R-5 (Residential Single Family – 5) to CD-RM-26 (Conditional District Residential Multifamily - 26)** 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 CD-RM-26, as conditioned, would permit uses that are complimentary to those existing in the 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 uses. 3. The CD-RM-26, as conditioned, would permit uses that are not complimentary to those existing in the 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) |