

**Item: 4717-4733 and 4735 US Highway 29 North and
3605-3607 Esterwood Road
Original Zoning**

Date: May 23, 2022

**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 request for the property described as **4717-4733, and 4735 US Highway 29 North and 3605-3607 Esterwood Road** from **County RS-30 (Residential Single-family), City LI (Light Industrial), and City R-3 (Residential Single-family - 3) to City CD-RM-18 (Conditional District – Residential Multi-family – 18)** 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 proposed City CD-RM-18 zoning district, as conditioned, permits uses which fit the context of surrounding area and limits negative impacts on the adjacent properties.3. 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.4. 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 proposed City CD-RM-18 zoning district, as conditioned, does not limit negative impacts on the adjacent properties nor does it permit uses which fit the context of surrounding area.3. 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.4. Other factors raised at the public hearing, if applicable (describe)