Item: 5909-5915 West Gate City Boulevard, 5800 and 5900 Scotland Road and 5810 Marion Elsie Drive
Original Zoning

Date: June 20, 2023

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 original zoning request for the properties at **5909-5915 West Gate City Boulevard, 5800 and 5900 Scotland Road, and 5810 Marion Elsie Drive** from **County MXU (Mixed Use) and County RS-40 (Residential Single-family 40) to City CD-PI (Conditional District – Public and Institutional)** 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 original zoning request:	Factors that support **denial** of the original zoning request:
1. The request is consistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map.	1. The request is inconsistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map.
2. The proposed City CD-PI zoning district, as conditioned, permits uses which fit the context of surrounding area and limits negative impacts on the adjacent properties.	2. The proposed City CD-PI 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 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.	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)**	4. **Other factors raised at the public hearing, if applicable (describe)**