

Item: Portion of 431 O’Ferrell Street

Original Zoning

Date: July 16, 2024

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 property at a **portion of 431 O’Ferrell Street** from **County RS-30 (Residential Single-family)** to **City R-5 (Residential Single-family – 5)** to be **consistent** with the adopted GSO2040 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"><li data-bbox="269 806 795 894">1. The request is consistent with the Comprehensive Plan’s Future Built Form Map and Future Land Use Map.<li data-bbox="269 921 756 1041">2. The proposed City R-5 zoning district permits uses that fit the context of surrounding area and limits negative impacts on the adjacent properties.<li data-bbox="269 1068 789 1247">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.<li data-bbox="269 1274 732 1333">4. Other factors raised at the public hearing, if applicable (describe)	<ol style="list-style-type: none"><li data-bbox="837 806 1328 894">1. The request is inconsistent with the Comprehensive Plan’s Future Built Form Map and Future Land Use Map.<li data-bbox="837 921 1338 1068">2. The proposed City R-5 zoning district does not limit negative impacts on the adjacent properties nor does it permit uses that fit the context of surrounding area.<li data-bbox="837 1096 1354 1274">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.<li data-bbox="837 1302 1297 1360">4. Other factors raised at the public hearing, if applicable (describe)