

Item: 3004 York House Drive

Original Zoning

Date: April 15, 2025

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 **3004 York House Drive** from **County CZ-PD-R-SUP (Conditional Zoning - Planned Development – Residential with a Special Use Permit)** to **City R-3 (Residential Single-family – 3)** 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="310 856 802 999">1. The request is consistent with the Comprehensive Plan’s Future Built Form Map and Future Land Use Map.<li data-bbox="310 1031 802 1205">2. The proposed City R-3 zoning district permits uses that fit the context of the surrounding area and limits negative impacts on the adjacent properties.<li data-bbox="310 1236 802 1486">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="310 1518 802 1619">4. Other factors raised at the public hearing, if applicable (describe)	<ol style="list-style-type: none"><li data-bbox="876 856 1352 999">1. The request is inconsistent with the Comprehensive Plan’s Future Built Form Map and Future Land Use Map.<li data-bbox="876 1031 1352 1251">2. The proposed City R-3 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="876 1283 1352 1575">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="876 1606 1352 1707">4. Other factors raised at the public hearing, if applicable (describe)