

Item: 3510-3516 W Friendly Ave and 805-807 Hobbs Rd

Rezoning

Date: July 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 rezoning request for the properties at **3510-3516 West Friendly Avenue and 805-807 Hobbs Road** from **PUD (Planned Unit Development)** to **PUD (Planned Unit Development)** 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="272 877 800 1024">1. The request is consistent with the Comprehensive Plan’s Future Built Form Map and Future Land Use Map.<li data-bbox="272 1052 800 1230">2. The proposed PUD zoning district permits uses that fit the context of the surrounding area and limits negative impacts on the adjacent properties.<li data-bbox="272 1257 800 1472">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="272 1499 800 1608">4. Other factors raised at the public hearing, if applicable (describe)	<ol style="list-style-type: none"><li data-bbox="839 877 1360 1024">1. The request is inconsistent with the Comprehensive Plan’s Future Built Form Map and Future Land Use Map.<li data-bbox="839 1052 1360 1266">2. The proposed PUD zoning district, even as conditioned, does not limit negative impacts on the adjacent properties, nor does it permit uses that fit the context of surrounding area.<li data-bbox="839 1293 1360 1545">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="839 1572 1360 1682">4. Other factors raised at the public hearing, if applicable (describe)