

<i>Applicant:</i>	No, the proposed rezoning will not adversely affect the existing use of adjacent property.
<i>Staff:</i>	No adverse impacts.
(3) Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned.	
<i>Applicant:</i>	The recently completed market studies indicate a residential use is the most reasonable economic use of the property and the current O-P zoning does not allow multi-family residential use.
<i>Staff:</i>	Yes. The existing O-P(c) zoning has a reasonable economic use, but it does not allow for expansion of any multi-family development being considered for the immediately adjacent R-P zoning area to the west.
(4) Whether the proposed rezoning will result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.	
<i>Applicant:</i>	The rezoning will not result in a use that will cause an excessive or burdensome use of existing infrastructure.
<i>Staff:</i>	No significant impact or change from development that is allowed under the current zoning pattern,.
(5) Whether the proposed rezoning is in conformity with the policy and intent of the Comprehensive Plan.	
<i>Applicant:</i>	Yes.
<i>Staff:</i>	Yes. R-P zoning is consistent with the Institutional Activity Center (IAC) Character Area designation of the Comprehensive Plan.
(6) Whether there are other existing or changing conditions affecting the use and development of the property that give supporting grounds for either approval or disapproval of the proposed rezoning.	
<i>Applicant:</i>	The proposed zoning will match the existing zoning on the west side of the parcel and will eliminate the split zoning currently in place.
<i>Staff:</i>	Yes. Both the recent and still-proposed expansions at SGMC and the VSU North Campus facilities increase the need for additional multi-family housing in this area.
(7) Whether, and the extent to which, the proposed rezoning would result in significant adverse impacts on the natural environment.	
<i>Applicant:</i>	No adverse impacts to the natural environment are anticipated.
<i>Staff:</i>	No impact, and no real change from the previous development proposal under O-P zoning
(8) Whether the proposed change will constitute a grant of special privilege to the individual owner as contrasted with adjacent or nearby property owners or the general public.	
<i>Applicant:</i>	No, the proposed zoning brings the property into alignment with the Future Development Map.
<i>Staff:</i>	No. The proposed rezoning would not be considered a grant of special privilege

Supplemental Standards of the LDR Applicable to the Proposed Use

Section 206-12 R-P Residential Professional District

- (A) **Purpose.** The purpose of the R-P District is to create and provide areas in which residential, professional, educational and institutional uses not normally involving the sale of merchandise can be compatibly mixed and encouraged while maintaining a healthy living environment for the residents of the district.

Section 206-13 O-P Office Professional District

- (A) **Purpose.** The purpose of the O-P District is to promote a suitable business environment for service-oriented business and professional services, administrative services, non-profit, public institutions and related offices located along with community facilities. Limited retail and service uses normally supportive of office and institutional tenants also are permitted as accessory uses within the same building. This district may serve as a transition between less intense residential and more intense commercial or industrial districts. Unless part of a planned office park development, properties within this district should be located on streets classified as arterial or collector streets and uses shall not generate excessive noise, traffic congestion or other adverse impacts to surrounding properties..