

STAFF ANALYSIS

To promote the public health, safety, morality, and general welfare of the City of Dasher against the unrestricted use of property, the recommendation of the Planning Commission, the following standards, and any other factors relevant to balancing the above stated public interest will be considered by the [City of Dasher City Council] in making any zoning decision: (*City of Dasher Zoning Ordinance, adopted March 2, 1998, as amended, p. 48*)

1. *The existing land use pattern.*

The subject property's existing land use pattern is low-density, primarily residential and agricultural.

2. *The possible creation of an isolated district unrelated to adjacent and nearby neighborhoods.*

The proposed rezoning would not create an isolated district. The subject property is across the road from other properties zoned R-1 to the west and other R-1 zoned property just northeast of the said property.

3. *The existing population density pattern and the possible increase of the load on public facilities.*

No substantial change in the existing population density pattern is expected from the proposed zoning change. Given the presence of many other properties also zoned R-1 in the immediate vicinity, no change in population density or increase in the load on public facilities is expected from this rezoning.

4. *Whether changed or changing conditions make the passage of the proposed amendment reasonable.*

Staff is not aware of any changes or changing conditions that would influence the reasonableness of the proposed rezoning.

5. *Whether the proposed change will adversely influence existing conditions in the neighborhood or the community at large.*

No adverse effects on the neighborhood or the community at large are expected. Since surrounding properties are also zoned R-1, the proposed rezoning is considered appropriate to the area's character. This property will be used for an existing single-family residence.