

**Description:** Typically an older neighborhood having relatively well-maintained housing, possessing a distinct identity through architectural styles, lot and street design, and having higher rates of home-ownership. These areas are typically located closer to the core of the community and may be located next to areas facing intense development pressures.

**Development Strategy:** Focus should be on reinforcing stability by encouraging more homeownership and maintenance or upgrade of existing properties. Vacant properties offer opportunity for infill development of new, architecturally compatible housing. Strong pedestrian and bicycle connections should be provided to enable residents to walk/bike to work, shopping, or other destinations in the area..

**Goals and Policies:**

**GOAL 7: LAND USE** – To ensure the community’s anticipated growth occurs in a well-integrated yet organized fashion, which protects our community resources, promotes efficient use of infrastructure and transportation facilities, and supports quality economic development

**POLICY 7.4** – Positive impacts on the built and natural environment shall be anticipated through only the highest standard of development throughout all parts of the community.

**POLICY 4.4** –The continued protection and utilization of historic resources shall be encouraged and actively supported.

**Standards for the Exercise of Zoning Power (Review Criteria)**

*In reviewing and making a decision on a rezoning request, the City staff, Planning Commission and City Council shall consider the following standards. The proposed responses to these standards by the applicant and staff are listed below.*

<b>(1) Whether a proposed rezoning will permit a use that is suitable, in view of the use and development of adjacent and nearby property.</b>	
<i>Applicant:</i>	Yes, the new building will act as a transition between the single-family homes to the south, and the much larger apartment buildings to the north.
<i>Staff:</i>	Yes. The proposed zoning change is compatible with the use of the adjacent properties and the land use pattern along this portion of the Williams Street.
<b>(2) Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.</b>	
<i>Applicant:</i>	No.
<i>Staff:</i>	No adverse impacts.
<b>(3) Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned.</b>	
<i>Applicant:</i>	The existing house is currently rented.
<i>Staff:</i>	Yes. The existing R-10 zoning has a reasonable economic use as evidenced by current use as a rental house. However, rezoning the property to R-M would allow the current rental house to continue, but also allow the addition/conversion of residential apartments as well.
<b>(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.</b>	
<i>Applicant:</i>	There would be no impact.
<i>Staff:</i>	No significant impact.
<b>(5) Whether the proposed rezoning is in conformity with the policy and intent of the Comprehensive Plan.</b>	
<i>Applicant:</i>	Yes, to my knowledge.
<i>Staff:</i>	Yes. R-M zoning is consistent with the Established Residential (ER) Character Area designation of the Comprehensive Plan, and well as its Goals and Policies.