

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 mostly low-density (rural) residential and agricultural.

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

The proposed rezoning would not create an isolated district. The subject property directly abuts other properties zoned R-1 to the west, separated by the Old US Hwy 41, and there are other properties zoned R-1 south of this 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 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.*

The staff is not aware of any changed 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 appropriate to the area's character.

6. *Potential impacts on the environment include drainage, wetlands, groundwater recharge areas, endangered wildlife habitats, soil erosion and sedimentation, floodplains, air quality, and water quality and quantity.*

No adverse impacts to drainage, wetlands, groundwater recharge areas, endangered wildlife habitats, soil erosion and sedimentation, floodplains, air