

(3) Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned.	
Applicant:	Currently the subject property allows only for residential uses. The property could be leased for economic benefit, but the potential lessees are limited. The approval of this rezoning would increase the economic value of the subject property.
Staff:	Yes. The subject property has been zoned and viably used for single-family residential use for more than 40 years.
(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.	
Applicant:	No. The proposed rezoning will have little to no effect on the burden of existing streets, transportation, utilities, or schools..
Staff:	No adverse impact.
(5) Whether the proposed rezoning is in conformity with the policy and intent of the Comprehensive Plan.	
Applicant:	Yes. The subject property is designated a “transitional neighborhood aera” which permits R-P zoning. Further, many surrounding properties are currently zoned R-P.
Staff:	R-P zoning is indeed compliant with the “TN” Character Area of the Comprehensive Plan as it relates to eligibility for Rezoning requests. However, other aspects of the Comprehensive Plan as they relate to goals and policies must also be weighed, particularly those relating to the protection of established neighborhoods from encroachment of incompatible land uses..
(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.	
Applicant:	Many surrounding properties are already zoned R-P. Further, future growth and development support the expansion of the R-P zoning designation, so long as such designation is compatible with and helps maintain the current neighborhood characteristics..
Staff:	There are no identified “changing conditions” in this area which support approval of the rezoning request. This area is considered a stable and well-established mostly single-family residential neighborhood.
(7) Whether, and the extent to which, the proposed rezoning would result in significant adverse impacts on the natural environment.	
Applicant:	There would be no change to, nor adverse impact on, the natural environment in the event the rezoning is approved.
Staff:	No significant adverse impact.
(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.	
Applicant:	No.
Staff:	No. The proposed rezoning would not overtly be considered a grant of special privilege

Supplemental Standards of the LDR Applicable to the Proposed Use

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Development Review Comments

The following comments are provided by the reviewing departments and are only intended to provide the developer with useful information for planning purposes. This list should not be considered all-inclusive as additional items may appear during the plan review process.

Engineering: No comments at this time.

Building Plan Review: No comments

Landscaping: Development must comply with LDR Chapter 328

Police: No comments or concerns

Fire: No comments at this time.