

(5) Whether the proposed rezoning is in conformity with the policy and intent of the Comprehensive Plan.	
Applicant:	Yes.
Staff:	Yes. R-6 zoning is consistent with the ER 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.	
Applicant:	The rezoning will eliminate the duplex/rental property use which is consistent with the Alden Avenue corridor land (single-family dwellings).
Staff:	Yes. The only new development/redevelopment in this area the past 15+ years has been the development of the apartment complex across the street to the north
(7) Whether, and the extent to which, the proposed rezoning would result in significant adverse impacts on the natural environment.	
Applicant:	None.
Staff:	No 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 be considered a grant of special privilege

Supplemental Standards of the LDR Applicable to the Proposed Use

< none >

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 engineering comments at this time.

Building Plan Review: < No comments received >

Fire: No comments.

Landscaping: No comments

Police: No comments or concerns

Public Works: No comments or concerns

Utilities: < No comments received >.

Attachments:

Letter of Authorization
Zoning Location Map
Character Area Map
Aerial Location Map
Boundary Survey – overall
Boundary Survey – subject property
Hypothetical subdivision layout schematics (2 pages)