

## STAFF ANALYSIS

Mr. Daniels proposes the use to be an art studio. The purpose of an R-P zoning district is to create an area where residential, business, professional, educational, and institutional uses can be a compatible mix while maintaining a healthful living environment for the district's residents.

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. There is some C-N, Neighborhood Commercial to the northeast of this property.

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

R-P zoning would fit in with the area's mixed uses.

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.

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

The staff is unaware 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.

6. *Potential environmental impacts 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 quality, and water quality and quantity are expected to occur due to the proposed rezoning.