

Comprehensive Plan Issues

Character Area: Suburban Area

Description: Area where typical types of suburban residential subdivision development have occurred or pressures for such type of development are greatest due to availability of water and/or sewer service. These areas are characterized by low pedestrian orientation, high to moderate building separation, predominately residential uses with scattered commercial or civic uses, and varied, often curvilinear, street patterns.

Development Strategy: Moderate density should be promoted in these areas with a greater focus on Traditional Neighborhood Development (TND) style residential subdivisions; where possible, existing development should be retrofitted to better conform to traditional neighborhood development principles. These principles include creating neighborhood focal points by locating schools, community centers, or well-designed small commercial activity centers at suitable locations within walking distance of residences.

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 7.5 – Available land shall be utilized in the most efficient manner while focusing on redevelopment of land where feasible.

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.

(1) Is the proposed zoning change consistent with the surrounding land use pattern and will it permit a range of uses that are suitable with regard to the use and development of adjacent and nearby properties?	
Applicant:	Yes, extending the residential up to Forrest Street Ext.
Staff:	Yes. The proposed development is compatible with the residential development to the east, and also the likely future commercial development to the west.
(2) How will the proposed rezoning adversely affect the existing use(s) or usability of adjacent or nearby properties?	
Applicant:	Rezoning the proposed should have no adverse impact on usability of nearby properties.
Staff:	No adverse impact.
(3) Does the subject property of the proposed rezoning have a reasonable economic use as it is currently zoned?	
Applicant:	The current zone and proposed rezone have the same reasonable economic use.
Staff:	Yes, the property is currently zoned for multi-family development.
(4) Will the proposed rezoning result in a use that will or could cause an excessive or burdensome use of existing streets or transportation facilities, or the capacity of other facilities such as utilities, parks, schools?	
Applicant:	The proposed development will be phased in logical pattern to allow no burden be added to existing streets, utilities or schools.
Staff:	Public facilities will remain adequate to serve the proposed development.
(5) Is the proposed rezoning in conformity with the policy and intent of the Greater Lowndes Comprehensive Plan?	
Applicant:	The proposed development falls under the Suburban Area, where R-M is a permitted zoning.
Staff:	Yes, the proposed R-M zoning is consistent with the Suburban Area (SA) character area designation.
(6) What existing or changing conditions affecting the use and development of the property give supporting grounds for either the approval or disapproval of the proposed rezoning?	