

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.*

<b>(1) Is the proposed zoning change consistent with the surrounding land use pattern ?</b>	
<b>Applicant:</b>	Yes. Rezoning will bring the property in line with the other portion of the development.
<b>Staff:</b>	Yes.
<b>(2) Will the proposed zoning change create an isolated Zoning district unrelated to adjacent and nearby districts ?</b>	
<b>Applicant:</b>	No The rezoning should have no adverse impact on usability of nearby properties..
<b>Staff:</b>	No. The proposed Rezoning is consistent with the adjacent R-15 and R-21 zoning classifications.
<b>(3) Will the proposed change cause an increase in population density or otherwise an increased load on existing public services ?.</b>	
<b>Applicant:</b>	The proposed development will be phased in a logical pattern to allow no burden to be added to existing streets or public facilities.
<b>Staff:</b>	No adverse impact. Will essentially result in the addition of one (1) more residential lot.
<b>(4) Are there existing or changing conditions affecting the use and development of the property that make approval of the Rezoning reasonable ?</b>	
<b>Applicant:</b>	The subject property has single-family residential to the east, west and north, and it is still remaining residential for the area with increasing density needs of families.
<b>Staff:</b>	No.
<b>(5) Will the proposed Rezoning be considered out of scale or result in significant adverse impacts on existing conditions in the neighborhood or community at large ?</b>	
<b>Applicant:</b>	The proposed rezoning is already accounted for in the proposed development.
<b>Staff:</b>	No adverse impacts.
<b>(6) Will the proposed Rezoning have potential impacts on the environment, including but not limited to drainage, wetlands, groundwater recharge areas, endangered wildlife habitats, soil erosion and sedimentation, floodplains, air quality, and water quality and quantity ?</b>	