

Standards for the Exercise of Zoning Power (Review Criteria)

VA-2025-12

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) Whether a proposed rezoning will permit a range of uses that are suitable, in view of the use and development of adjacent and nearby property.	
Applicant:	It is consistent with the land use patterns of nearby properties
Staff:	Yes. The proposed use is compatible with the nearby and adjacent development patterns
(2) Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.	
Applicant:	It will not adversely affect adjacent properties.
Staff:	No adverse impacts.
(3) Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned.	
Applicant:	No.
Staff:	No. The current residential and E-R zonings on portions of the properties do not have a reasonable economic use in light of the surrounding zoning and land use patterns, which are industrial.
(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.
Staff:	No significant adverse impacts – with property road access.
(5) Whether the proposed rezoning is in conformity with the policy and intent of the Comprehensive Plan.	
Applicant:	Yes.
Staff:	Yes, the proposed M-2 zoning is compliant in the IAC Character Area and supported by the Goals & Policies 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 surrounding conditions are not suitable for the currently zoned R-6 “residential use area with the nearby manufacturing and railroads. The “E-R” zoning is not suitable for a recreational use.
Staff:	Yes, the only new development or redevelopment in the area over the years has been in the form of industrial.
(7) Whether, and the extent to which, the proposed rezoning would result in significant adverse impacts on the natural environment.	
Applicant:	Construction plans will be prepared to prevent any impact on wetlands and floodplain.
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 constitute a grant of special privilege.