

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.

<i>(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.</i>	
<i>Applicant:</i>	N/a
<i>Staff:</i>	Yes
<i>(2) Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.</i>	
<i>Applicant:</i>	N/a
<i>Staff:</i>	No
<i>(3) Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned.</i>	
<i>Applicant:</i>	N/a
<i>Staff:</i>	Yes, the property could be used in its current zoning designations; however, depending on the use, a rezoning request submission would still be likely.
<i>(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.</i>	
<i>Applicant:</i>	N/a
<i>Staff:</i>	No, this use will not cause any issues with the existing adjacent facilities or uses.
<i>(5) Whether the proposed rezoning is in conformity with the policy and intent of the Comprehensive Plan.</i>	
<i>Applicant:</i>	N/a
<i>Staff:</i>	Yes
<i>(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.</i>	
<i>Applicant:</i>	N/a
<i>Staff:</i>	No
<i>(7) Whether, and the extent to which, the proposed rezoning would result in significant adverse impacts on the natural environment.</i>	
<i>Applicant:</i>	N/a
<i>Staff:</i>	The proposed rezoning will not result in significant adverse impacts on the natural environment.
<i>(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.</i>	
<i>Applicant:</i>	N/a
<i>Staff:</i>	No