

Transportation:	Lake Laurie Drive (local street)
Fire Protection:	Fire Station # 5 (N Oak Street Ext) = approximately 0.90 miles to the south

Comprehensive Plan Issues

Character Area: Established Residential

Description: Typically an older neighborhood having relatively well-maintained housing, possessing a distinct identity through architectural styles, lot and street design, and having higher rates of home-ownership. These areas are typically located closer to the core of the community and may be located next to areas facing intense development pressures.

Development Strategy: Focus should be on reinforcing stability by encouraging more homeownership and maintenance or upgrade of existing properties. Vacant properties offer opportunity for infill development of new, architecturally compatible housing. Strong pedestrian and bicycle connections should be provided to enable residents to walk/bike to work, shopping, or other destinations in the area.

Goals and Policies:

POLICY 3.10 ---- The community’s anticipated growth should be guided to occur in a well-integrated yet organized fashion which protects our community’s character and resources, promotes efficient use of infrastructure and transportation facilities, and supports quality economic development and a diverse population.

GOAL 5: LAND USE ---- Protect community resources through efficient and compatible uses of land that promote opportunities for investment and growth.

POLICY 5.2 ---- Available land should be utilized in the most efficient manner while focusing on redevelopment of land where feasible.

POLICY 5.4 ---- Efforts should be made to ensure the community’s anticipated growth occurs in a well-integrated yet organized fashion, which protects our community character and resources, promotes efficient use of infrastructure and transportation facilities, and supports quality economic development and a diverse population.

POLICY 5.6 ---- Future development should be encouraged to expand in areas contiguous to existing developed areas through sequential and phased utility extensions, infill, redevelopment, compact development, conservation, and increased densities, thereby reducing development pressure on agricultural land.

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) 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>Applicant:</i>	Yes
<i>Staff:</i>	No. The potential range of residential uses in R-M zoning is notably more dense than what is permitted in the surrounding R-15 zoning pattern. In terms of potential “conditional uses”, there are several institutional and other non-residential uses that are eligible for consideration (see attached Zoning District Comparison Chart)
(2) Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.	
<i>Applicant:</i>	No.
<i>Staff:</i>	With this proposed 5.2 acres and configuration, no significant adverse impacts on the potential development of the adjacent vacant property (remainder of parent parcel), nor the existing single-family development that is farther away.